

Notice of Meeting & Tentative Agenda



City of Jefferson Planning and Zoning Commission

Thursday, August 11, 2016 ~ 5:15 P.M.

Boone/Bancroft Room #200, John G. Christy Municipal Building, 320 East McCarty Street

Enter through Main Lobby

All interested parties will be given a chance to be heard.

TENTATIVE AGENDA

1. **Call to Order and Introductions**

2. **Procedural Matters**

- Determination of quorum and designation of voting alternates
- Call for cases
- Receive and review requests for continuance
- Receive requests for reordering the agenda
- Format of hearing
- List of exhibits

3. **Adoption of Agenda (as printed or reordered)**

4. **Approval of Regular Minutes of June 9, 2016**

5. **Communications Received**

6. **New Business/Public Hearings**

Case No. P16006 – Property in the 2500 Block of Hideaway Court, Rezoning and Comprehensive Plan Amendment. Request filed by Suttly Properties LLC, property owner, on behalf of Don Renkemeyer, applicant, for a rezoning of 1.12 acres from RA-2 High Density Residential to C-2 General Commercial and an associated amendment to the Development Plan Map of the Comprehensive Plan. The property is located at the terminus of Hideaway Court, a private road, approximately 750 feet from the intersection of East McCarty Street, and is adjacent to the rear portion of property addressed as 2527 E. McCarty. The property is described as part of Reserved Tract 1 of Mount Hope Heights Subdivision, Jefferson City, Cole County, Missouri.

Case No. P16007 – 2521 E. McCarty Street, Rezoning and Comprehensive Plan Amendment. Request filed by planning division staff to rezone 0.67 acres from RS-2 Single Family Residential to C-2 General Commercial and an associated amendment to the Development Plan Map of the Comprehensive Plan. The property is located at the rear of 2521 E. McCarty Street and a portion of adjacent property at 2527 East McCarty Street. The property is described as part of Reserved Tract 1 and part of Reserved Tract 2 of Mount Hope Heights Subdivision, Jefferson City, Cole County, Missouri.

Case No. P16008 – 910 Fairgrounds Road, Preliminary PUD Plan. Request filed by Wortman – Fortner LLC, property owner, for a Preliminary PUD Plan to demolish the existing convenience store, car wash and fuel pumps and redevelop the property with a new 6,780 sf convenience store, 5 dispenser fuel canopy, and 2,520 sf car wash with vacuum stations. The property consists of 1.32 acres and is located at the northwest corner of the intersection of South Country Club Drive and Fairgrounds Road / West Edgewood Drive. The property is described as part of the West Half of the Southeast Quarter of Section 8, Township 44 North, Range 12 West, Jefferson City, Cole County, Missouri (Cochran Engineering, Consultant).

JCTV, Digital Cable Channel 81 or Digital Television Channel 12.2, broadcasts the
Planning and Zoning Commission meetings live at 5:15 p.m.

Individuals should contact the ADA Coordinator at (573) 634-6570 to request accommodations or alternative formats as required under the Americans with Disabilities Act. Please allow three business days to process the request.

Please call (573) 634-6410 with questions regarding agenda items.

WITHDRAWN BY APPLICANT. Case No. P16009 – 118 Morningside Drive and 1804 E. McCarty Street, Rezoning from RS-2 to PUD, Preliminary PUD Plan, and Comprehensive Plan Amendment. Request filed by Gordon Brothers LLC, property owner of 118 Morning Side Drive, and Marty and Sharilyn Bullard, property owners of 1804 E. McCarty Street, for the following:

1. Rezoning of the property, consisting of approximately 10.58 acres, from RS-2 Single Family Residential to PUD Planned Unit Development.
2. An amendment to the Development Plan Map of the Comprehensive Plan to show the property as High Density Residential.
3. Preliminary PUD Plan approval of a multi-family residential development consisting of 72 units (two 47,000 sf buildings of 36 units each) with 4,900 sf of common and service space including 3,200 sf to be used for services and therapies for children diagnosed with autism and similar disorders.

The property is located on the south side of East McCarty Street 1,500 feet west of Eastland Drive and is described as part of the Northeast Quarter of the Southwest Quarter of Section 16, Township 44 North, Range 11 West, and part of Lot 1 and all of lots 2, 3, 4, and 5 of Orchard Heights Subdivision, Jefferson City, Cole County, Missouri (Central Missouri Professional Services, Consultant).

7. **Other Business**
 - A. **Election of Officers**
 - B. **Scheduled Reports**
 - Environmental Quality Commission
8. **Adjourn**

MINUTES

JEFFERSON CITY PLANNING AND ZONING COMMISSION

June 9, 2016

5:15 p.m.

COMMISSION MEMBERS PRESENT

Bunnie Trickey Cotten
Jack Deeken
Dean Dutoi
Chris Jordan, Chairman
Michael Lester
David Nunn
Chris Yarnell, Vice Chairman

ATTENDANCE RECORD

6 of 8
6 of 8
5 of 8
8 of 8
8 of 8
6 of 8
8 of 8

COMMISSION MEMBERS ABSENT

Bob George
Dale Vaughan
Ron Fitzwater, Alternate
Blake Markus, Alternate

ATTENDANCE RECORD

7 of 8
6 of 8
5 of 8
5 of 8

COUNCIL LIAISON

Carlos Graham

STAFF PRESENT

Janice McMillan, Director of Planning & Protective Services
Eric Barron, Senior Planner
Bryan Wolford, Associate City Counselor
Anne Stratman, Administrative Assistant

- 1. Call to Order and Introduction of Members, Ex-officio Members and Staff**
The Chairman and six regular members were present. A quorum was present.

Designation of Voting Alternates

The Chairman announced that all regular members are eligible to vote.

- 2. Procedural Matters and Procedures Explained**

Mr. Barron explained the procedures for the meeting. The following documents were entered as exhibits. Mr. Barron advised that copies of the exhibits are available through the City Clerk or the Department of Planning and Protective Services:

The City Code of the City of Jefferson, as amended
Comprehensive Plan and Land Use Map
Copies of applications under consideration
A list of property owners to whom notices were sent
Affidavit of publication of the public notice in the newspaper
Rules of Procedure, Planning & Zoning Commission

Mr. Barron submitted the following items for the record:

Staff reports
Minutes of proceedings
Copies of drawings, plans, and/or renderings under consideration
Letters or memoranda from staff
Materials submitted by the public or applicants pertaining to the cases under consideration

- 3. Adoption of Agenda**

Ms. Cotten moved and Mr. Dutoi seconded to adopt the agenda as printed. The motion passed 6-0 with the following votes:

Aye: Cotten, Deeken, Dutoi, Lester, Nunn, Yarnell

4. Approval of Minutes from the Regular Meeting of April 14, 2016

Mr. Nunn moved and Mr. Yarnell seconded to approve the minutes of the Regular Meeting of April 14, 2016 as written. The motion passed 6-0 with the following votes:

Aye: Cotten, Deeken, Dutoi, Lester, Nunn, Yarnell

5. Communications Received

No correspondence was received.

6. New Business/Public Hearings

Case No. P16005 – Zoning Code Text Amendment, Cemeteries. Request filed by planning division staff to amend the text of Chapter 35, Zoning, Section 35-28 Land Use Matrix and Section 35-92 Definitions, with respect to the following:

1. Establishment of Cemetery as a Special Exception use in the RS, RA, RD, and N-O zoning districts and change from a Permitted to a Special Exception use in the RC district.
2. Amending the Definition of Cemetery to include related accessory structures and inclusion of funeral homes when operated within the boundaries of a cemetery.

The complete text of the amendment is available for review at the Department of Planning and Protective Services, 320 E. McCarty Street, or may be viewed at the Planning and Zoning Commission webpage at: www.jeffersoncitymo.gov.

Mr. Barron explained that the City's Zoning Code is not structured properly to address new or expanded uses in cemeteries. He stated that the Zoning Code only allows cemeteries as a Special Exception Use within the RU Rural Zoning district and permitted in the RC Rural Conservation district. Mr. Barron explained that staff are proposing a Special Exception designation for cemeteries in all of the residential zoning districts, which would accommodate all existing cemeteries and allow them a process to locate structures within their boundaries or to expand.

Mr. Deeken inquired whether the proposed zoning code definition would allow the burial of animals specifically in a pet cemetery. Mr. Barron explained that such a use would be permitted in a cemetery.

No one spoke in favor or opposition to this request. No correspondence was received.

Mr. Nunn moved and Mr. Dutoi seconded to recommend approval of the proposed zoning text amendment to the City Council. The motion passed 6-0 with the following votes:

Aye: Cotten, Deeken, Dutoi, Lester, Nunn, Yarnell

7. Other Business

A. Informational Presentation on the Capitol Avenue and East High Street Rezoning and Overlay District Plans.

Mr. Barron explained that neighborhood informational meetings were held on April 21, 26 and 28, 2016. He stated that notices for these meetings were mailed to the entire planning area along Capitol Avenue and East High Street. Mr. Barron explained that he gave a presentation to the Historic Preservation Commission on May 10, 2016. He stated that the study area from west to east goes from Adams Street to Ash Street. The study area from north to south goes from McCarty Street to State Street. Mr. Barron explained that the purpose of the plan is to unify the zoning in the planning area and establish overlay districts. Two new zoning districts would be created, including the Mixed Use (MU-1) which would be office oriented and Mixed Use (MU-2) which would be retail and restaurant oriented. He stated that the MU-1 district would include High Street and the MU-2 district would include Capitol Avenue. He stated that the overlay districts would include Capitol Avenue and High Street. Mr. Barron explained that neighbors expressed concerns regarding new buildings being constructed to the street line in the High Street district and planning division staff are modifying the plan based on these comments.

Mr. Nunn inquired whether creating MU-1 and MU-2 zoning districts would help with legal nonconforming uses that tend to be an issue in this area. Mr. Barron explained that there were numerous office uses that were granted by Conditional Use Permits when that was allowed in the zoning code. He stated that this would formalize and permit those office uses outright so it would remove any questions that they are grandfathered.

Mr. Deeken inquired why the planning area is cut off between Lafayette Street and Cherry Street. Mr. Barron explained that the consultants for the original plan tried to draw a line where it switches on McCarty Street from commercial to all residential.

Mr. Deeken commented this plan left out the entire north side of McCarty Street except for what has been torn down. He suggested extending the planning area to Cherry Street instead of cutting it off mid-block.

Mr. Barron explained that the next steps include finalizing the plan amendment and overlay district regulations and placing it on the Planning Division webpage for public review. He stated that this could potentially be brought back to the Commission for a public hearing in September. Mr. Barron explained that no action is necessary at this time.

B. *Scheduled Reports*

--Environmental Quality Commission

No report was given since the Commission did not meet in May.

8. Adjourn. There being no further business, the meeting adjourned at 5:55 p.m.

Respectfully Submitted,

Eric Barron, Assistant Secretary

Jefferson City
Planning & Zoning Commission

August 11, 2016

**Case No. P16006
Sutty Properties, LLC
2500 Block of Hideaway Court**

- A. Rezoning from RA-2 to C-2**
- B. Comprehensive Plan Amendment**

PLANNING STAFF REPORT
JEFFERSON CITY PLANNING AND ZONING COMMISSION
August 11, 2016

Case No. P16006 – Property in the 2500 Block of Hideaway Court, Rezoning and Comprehensive Plan Amendment. Request filed by Suttly Properties LLC, property owner, on behalf of Don Renkemeyer, applicant, for a rezoning of 1.12 acres from RA-2 High Density Residential to C-2 General Commercial and an associated amendment to the Development Plan Map of the Comprehensive Plan. The property is located at the terminus of Hideaway Court, a private road, approximately 750 feet from the intersection of East McCarty Street, and is adjacent to the rear portion of property addressed as 2527 E. McCarty. The property is described as part of Reserved Tract 1 of Mount Hope Heights Subdivision, Jefferson City, Cole County, Missouri.

Nature of Request

The applicant is in the process of buying the 1.12 acre property, which is being split from a larger 4.24 acre property. The applicant intends to construct mini-storage units on the property, as an expansion of his existing mini-storage business on the neighboring property. Mini-storage uses are a conditional use of the C-2 zoning district, and the applicant is prepared to file an application to the Board of Adjustment upon successful completion of the rezoning proposal.

Zoning History

The property was annexed into the corporate limits in 1968 with an RS-2 zoning.

The property was rezoned to RA-2 in the mid 1970's.

The C-2 zoning of the neighboring property was established in 1994 and a conditional use permit for construction of mini-storage sheds was issued in 1996.

Zoning and Surrounding Land Use

Current Zoning: RA-2

Current Use: Undeveloped

Requested Zoning: C-2

Intended Use: Mini-storage

	Surrounding Zoning	Surrounding Uses
North	RS-2	Single family residential
South	RS-2	Single family residential
East	C-2	Mini-storage
West	RA-2	Undeveloped

Allowed Uses:

Permitted uses within the C-2 General Commercial zoning district include general retail, offices, hotels, sit-down or drive through restaurants, banks, automobile sales, automobile repair, contractor and trade shops, and gas stations. Please see the Land Use Matrix in the Zoning Code for a more detailed list of permitted uses.

Staff Analysis

Standard checklist for rezoning:	Yes	No	Notes:
Complies with Comprehensive Plan		X	The Comprehensive Plan identifies the property as intended for medium density attached residential use. An amendment is proposed to change the designation of the property within the Comprehensive Plan to Commercial.
Has access to necessary utilities	X		The property has access to necessary utilities.
Located outside flood zone	X		The property does not lie within the 100 year floodplain.
Meets district size requirement	X		The rezoning would be an expansion of an existing C-2 district.

Standard checklist for rezoning:	Yes	No	Notes:
Benefit to City is substantial when compared to adverse affects on adjacent property	X		The property is adjacent to existing commercial uses to the east and has access from that property. Neighboring residential uses to the north are buffered by a large change in elevation. Adjacent residential uses to the south are limited to two single family homes, which are adjacent to existing commercial uses to the south.
After rezoning, the allowed uses would be compatible with uses allowed in adjacent districts	X		The commercial zoning would be compatible with the adjacent commercial uses to the east and southeast, but would conflict with the two adjacent single family residential homes and the adjacent (undeveloped) multi-family zoning to the west.
After rezoning, the allowed uses would be compatible with adjacent existing land uses		X	Two adjacent single family residential homes would be heavily impacted by the commercial rezoning.
If not rezoned, the owner would be deprived of use advantages enjoyed by surrounding owners (reverse spot zoning)	X		The property to the east enjoys a C-2 zoning. The prevalent land uses for properties accessed by East McCarty Street in this area is commercial in nature.
The requested rezoning would be an expansion of an existing district	X		The rezoning would be an expansion of the adjacent commercial zoning.

Comprehensive Plan Amendment:

Staff recommends approval of the request to amend the Comprehensive Plan Development Plan Map to show the property as Commercial. The 1996 Comprehensive Plan envisioned a residential tier of development behind the commercial development along the north side of East McCarty Street in this area, which has not materialized. The expansion of the commercial uses along McCarty Street into the second tier area, as evidenced by the storage shed expansion to the east of the subject property and the acquisition and parking lot expansion of the commercial use to the southeast, is a more prevalent trend.

Rezoning Request:

Staff recommends approval of the request to rezone the property from RA-2 to C-2. The property is bordered to the east by existing commercial zoning and is located in an area where the prevalent land use is commercial. While the adjacent two single family residential homes would be heavily impacted by the rezoning, it is noted that the homes are already bordered by commercial uses to the south and east and the comprehensive plan already envisions a higher level of development for their property than single family residential. The single family residential uses along St. Louis Road are located uphill from the subject property and are therefore buffered from the effects of future commercial development by the change in topography.

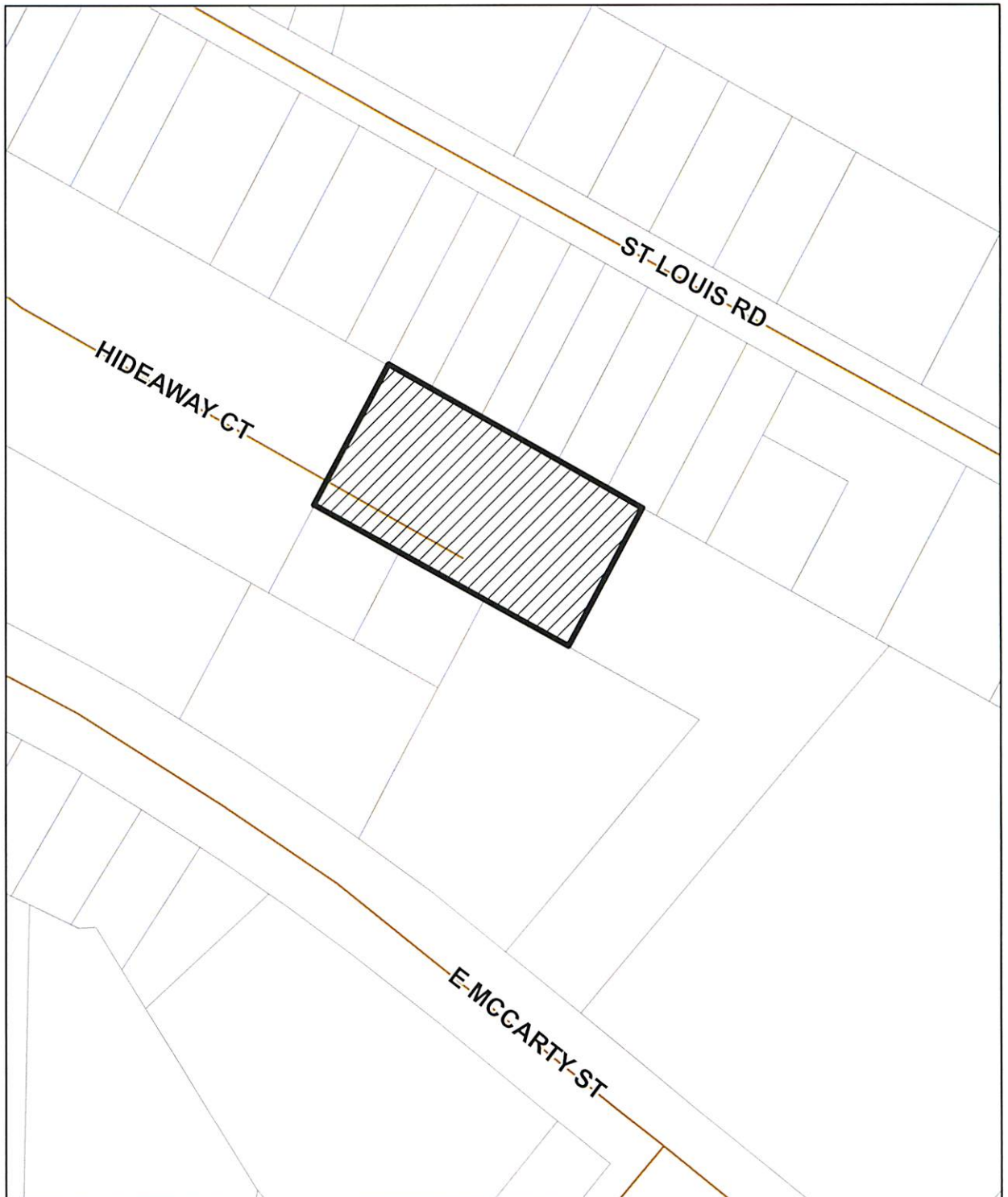
	Approve	Deny	Neutral
Staff Recommendation	X		

Form of Motion


1. Motion to approve the comprehensive plan amendment request to show the property as Commercial on the Development Plan Map of the Comprehensive Plan.
2. Motion to approve the request to rezone the property from RA-2 to C-2.

City of Jefferson Planning & Zoning Commission

VICINITY



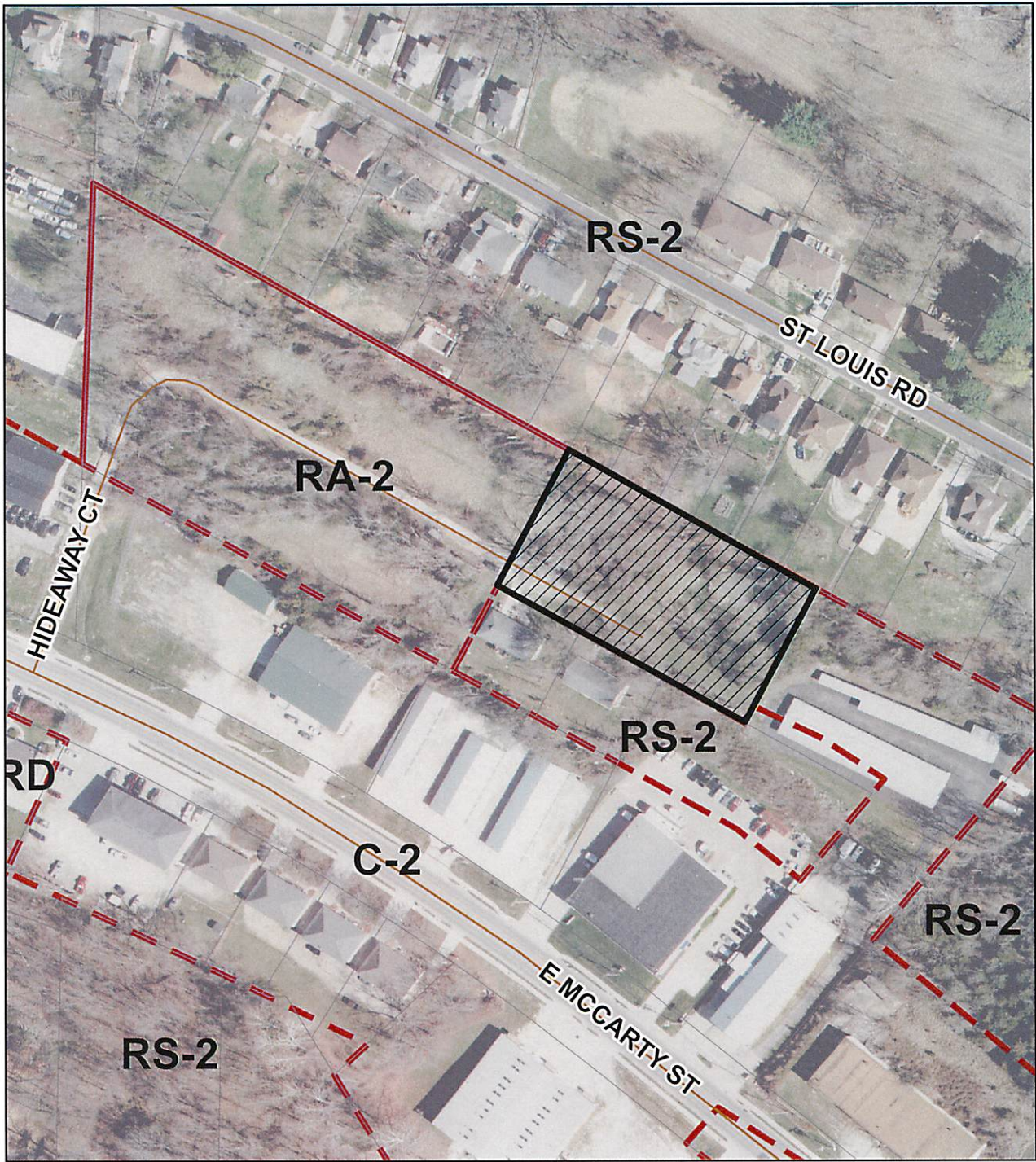
0 55 110 220 Feet



Case No. P16006
2500 Block of Hideaway Ct
Rezoning from RA-2 to C-2
and Comprehensive
Plan Admendment

City of Jefferson Planning & Zoning Commission

LOCATION MAP



0 60 120 240 Feet



Case No. P16006
2500 Block of Hideaway Ct
Rezoning from RA-2 to C-2
and Comprehensive
Plan Admendment



City of Jefferson
Department of Planning & Protective Services
320 E. McCarty Street
Jefferson City, MO 65101
Phone: 573-634-6410
jcplanning@jeffersoncitymo.gov

Don Reukemeyer
450 Cedar Creek CT
JC, MO 65101
573-280-7841



APPLICATION FOR ZONING AMENDMENT

The undersigned hereby petitions the Planning and Zoning Commission and City Council of the City of Jefferson, Missouri, for the following amendment to the Zoning Code:

- ☐ Zoning Text Amendment (Describe below or attach complete narrative)
Article and Section Affected (if applicable) _____

Description of proposed text amendment: _____

- ☒ Zoning Map Amendment (Rezoning of Real Estate)

The undersigned hereby state they are the owners of the following described real estate:

Property Address: Hideaway Court - Portion of Property Adjacent to 2527 E. McCarty

Legal/Property Description (write out or attach as an exhibit): see Attached

Who petition to rezone the above described real estate from its present classification of RA-2 district to

C-2 district. The purpose of this rezoning request is to: Expansion of adjacent storage unit business

ALL OWNERS OF REAL PROPERTY PROPOSED TO BE REZONED MUST SIGN THE APPLICATION, AND ALL SIGNATURES MUST BE NOTARIZED. IF ADDITIONAL SIGNATURES ARE NEEDED, PLEASE ATTACH SEPARATE SHEETS.

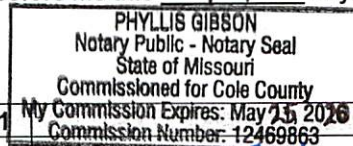
Tom Sutthoff 3117
Properties LLC
Property Owner #1 Name (type or print)

Tom Sutthoff
Property Owner Signature

Property Owner #2 Name (type or print)

Property Owner Signature

Subscribed and sworn before me this 17th day of June in the year 2016.



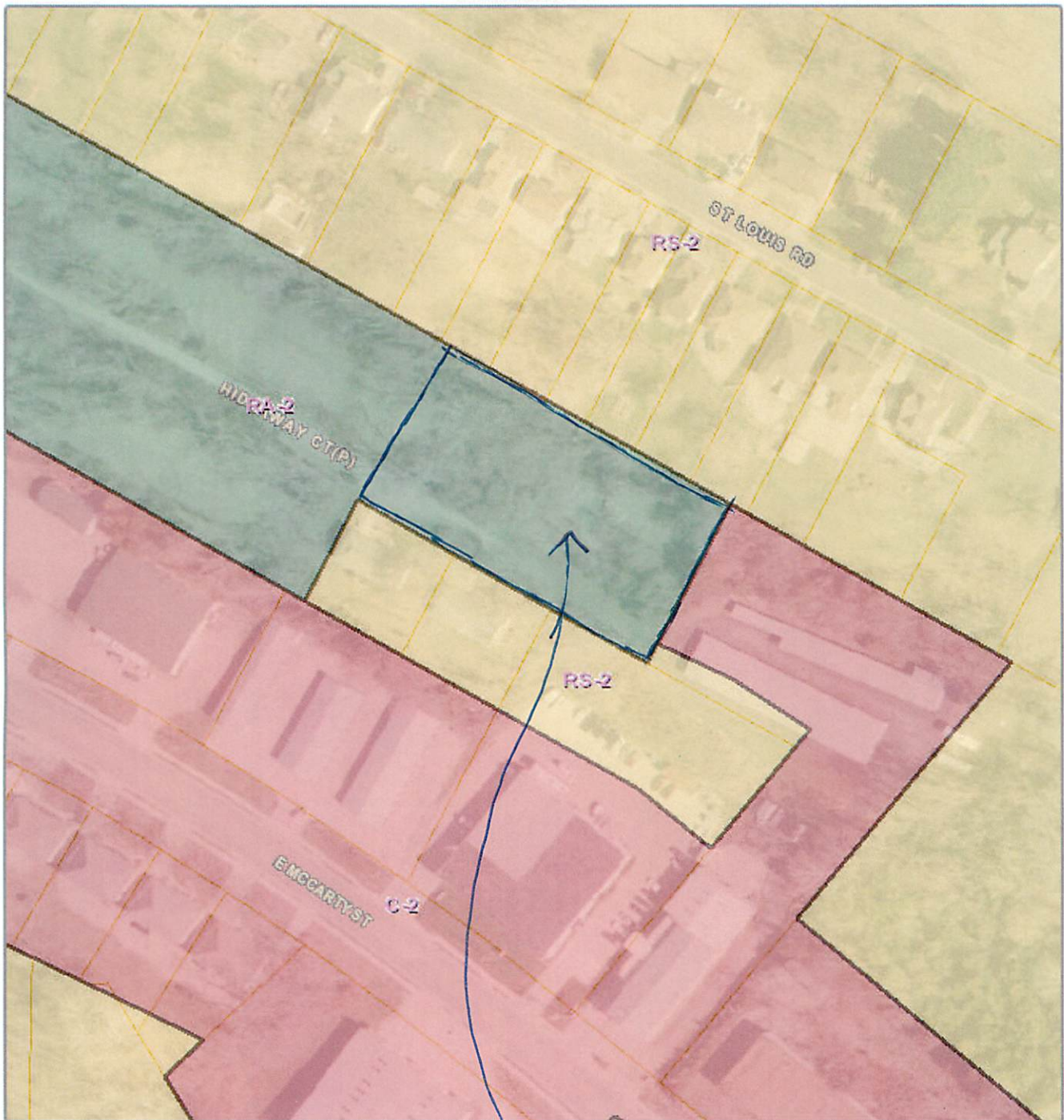
Phyllis Gibson
Notary Public

Address of Property Owner #1	Tom Sutthoff		
Name	Tom Sutthoff		
Mailing Address	2900 Wakoda Dr JC, MO 65101		
Phone Number			
Address of Property Owner #2			
Name			
Mailing Address			
Phone Number			

For City Use Only: Application Filing Fee \$210 (Revised June 30, 2015)
Payment Received: _____ Cash (Receipt # _____); _____ Check (Copy; check # _____)
Attachments: _____ Additional sheets or documentation _____ Applicant/Project Information Sheet _____ Location Map

Individuals should contact the ADA Coordinator at (573) 634-6570 to request accommodations or alternative formats as required under the Americans with Disabilities Act. Please allow three business days to process the request.

MidMoGIS, MO



Disclaimer: Map and parcel data are believed to be accurate, but accuracy is not guaranteed. This is not a legal document and should not be substituted for a title search, appraisal, survey, or for zoning verification.

Map Scale
1 inch = 139 feet
6/17/2016

proposed Rezoning
RA-2 to C-2

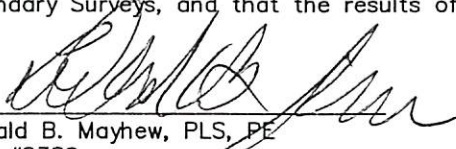
TRACT A: A tract of land being a part of a tract of land as described in Book 663, at Page 707 (also known as Document 201603128), Cole County records, said tract being a part of Reserved Tract #1, of "Mount Hope Heights", a subdivision of record in Cole County, Missouri, and tract being more particularly described as follows:

Beginning at an the southwest corner of Lot 1 of said subdivision; thence S60°49'49"E, 573.4 feet, to the southernmost corner of Lot 11 of said subdivision; thence S29°11'31"W, 263.64 feet, to an existing iron pin at the westernmost corner of a tract of land as described in Book 398, at Page 283, Cole County records; thence N60°59'23"W, 439.71 feet, to an iron pin at the northernmost corner of Lot 73 of said subdivision; thence N02°23'45"E, 296.56 feet, to the point of beginning. Containing 3.07 acres, more or less.

TRACT B: A tract of land being a part of a tract of land as described in Book 663, at Page 707 (also known as Document 201603128), Cole County records, said tract being a part of Reserved Tract #1, of "Mount Hope Heights", a subdivision of record in Cole County, Missouri, and tract being more particularly described as follows:

Beginning at an existing iron pin at the easternmost corner of said Reserved Tract #1 of said subdivision; thence S29°11'31"W, 162.09 feet, to an existing iron pin in the northern line of a tract of land as described in Book 375, at Page 494, Cole County records; thence N60°47'16"W, 300.26 feet, to an iron pin at the northernmost corner of a tract of land as described in Book 398, at page 283, Cole County records; thence N29°11'31"E, 161.87 feet, to the point of beginning. Containing 1.12 acres, more or less.

CERTIFICATION: This is to certify that I, Donald B. Mayhew, PLS, at the direction of Mr. Don Renkemeyer, have executed a survey of the tract of land shown and described hereon, and that said survey was, to the best of my knowledge and belief, executed in accordance with the current Missouri Minimum Standards for Property Boundary Surveys, and that the results of said survey are shown hereon.


Donald B. Mayhew, PLS, PE
PLS #2389
04/15/16



CITY OF JEFFERSON ENDORSEMENT:

Janice McMillan, AICP
Director Dept. of Planning and
Protective Services

Date

Matthew J. Morash, PE
Director of Public Works

Date

REVISED

MAYHEW SURVEYING
AND ENGINEERING

PO BOX 418
CROCKER, MO 65452
573-736-2482

S, LLC

E HGTS.



City of Jefferson
Department of Planning & Protective Services
320 E. McCarty Street
Jefferson City, MO 65101
Phone: 573-634-6410
icplanning@jeffersoncitymo.gov

Don Renkemeyer
450 Cedar Creek CT
JEFF CITY MO
65105
573 230 7901

APPLICATION FOR AMENDMENTS TO THE COMPREHENSIVE PLAN

The undersigned hereby petitions the Planning and Zoning Commission and City Council of the City of Jefferson, Missouri, for the following amendment(s) to the City's Comprehensive Land Use Plan or Development Plan Map.

☐ Text Amendment

☒ Map Amendment

Current Development Plan Map Designation Medium Density Residential

Proposed Development Plan Map Designation Commercial

Applications for Map amendments shall include a location map and level of detail required for site plan review as outlined in Exhibit 35-71.

All applications shall attach a narrative which addresses the following criteria, as outlined in Section 35-74.A.4, Jefferson City Zoning Code.

- Whether there was error in the original Comprehensive Plan adoption in that the Planning and Zoning Commission failed to take into account then existing facts, projections or trends that were reasonably foreseeable to exist in the future.
- Whether events subsequent to the Comprehensive Plan adoption have invalidated the Commission's original premises and findings made upon plan adoption.
- Whether the change is consistent with the goals, objectives and policies of the Plan.
- Whether events subsequent to the Comprehensive Plan adoption have changed the character and/or condition of the area so as to make the application acceptable.
- Whether the change is needed to improve consistency between the Comprehensive Plan and other adopted plans.
- Whether public and community facilities, such as utilities, sanitary and storm sewers, water, police and fire protection, schools, parks and recreational facilities, roads, libraries, solid waste collection and disposal, and others are adequate to serve development for the type and scope suggested by the proposed zone. If utilities are not available, whether they can be extended reasonably.
- Whether there is an adequate supply of land available in the subject area and the surrounding community to accommodate the zoning and community needs.
- Whether there will be benefits derived by the community or area by the proposed change.

Amendment Requested by: ☐ Property Owner

☐ Staff

☐ Planning and Zoning Commission

TOM SUTHOFF
SUTTY PROPERTIES LLC
Name (typed or printed)

Tom Suthoff
Signature
SUTTY PROPERTIES LLC

Property Owner Name TOM SUTHOFF SUTTY PROPERTIES LLC

Address 2902 WAKODA DR JC MO 65101

Phone Number(s): 573-659-0471

Applicant Name (if different from owner): Don Renkemeyer

Address: 450 Cedar Creek CT JC, MO 65101

Phone Number(s) 573 230 7901

For City Use Only: Application Filing Fee \$210 (Revised June 30, 2015)

Application Filing Fee Received: _____ Cash (receipt #____) _____ Check (copy; check #____)


Attachments: _____ Narrative _____ Map _____ Applicant/Project Information Sheet

Individuals should contact the ADA Coordinator at (573) 634-6570 to request accommodations or alternative formats as required under the Americans with Disabilities Act. Please allow three business days to process the request.

Excerpt from Section 35-74 Legislative Approval - Development Permits
Ordinance No. 13361

- The community will benefit from the development of compatible land uses in the area.*

in the development of compatible land uses in the area.

 6-17-16

Sign Date

City of Jefferson

Department of Planning & Protective Services
320 E. McCarty St.
Jefferson City, MO 65101



Carrie Tergin, Mayor

Janice McMillan, AICP, Director
Phone: 573-634-6410
Fax: 573-634-6457

July 28, 2016

Dear Property Owner:

This letter is to notify you that the Jefferson City Planning and Zoning Commission will meet at 5:15 p.m. on Thursday, August 11, 2016 in the **Boone/Bancroft Room #200** (Upper Level Conference Room) of the John G. Christy Municipal Building, 320 East McCarty Street, to consider the following matter (see map on back):

Case No. P16006 – Property in the 2500 Block of Hideaway Court, Rezoning and Comprehensive Plan Amendment. Request filed by Sully Properties LLC, property owner, on behalf of Don Renkemeyer, applicant, for a rezoning of 1.12 acres from RA-2 High Density Residential to C-2 General Commercial and an associated amendment to the Development Plan Map of the Comprehensive Plan. The purpose of the request is to make the property available for future expansion of the neighboring mini-storage business. The property is located at the terminus of Hideaway Court, a private road, approximately 750 feet from the intersection of East McCarty Street, and is adjacent to the rear portion of property addressed as 2527 E. McCarty. The property is described as part of Reserved Tract 1 of Mount Hope Heights Subdivision, Jefferson City, Cole County, Missouri.

As a nearby landowner and/or neighbor, you have the privilege of attending this hearing. Unfortunately, we are unable to record comments received by telephone, however, written comments may be directed to the Planning and Zoning Commission in one of the following ways:

e-mail: jcplanning@jeffcitymo.org
fax: Dept. of Planning and Protective Services / Planning Division 573-634-6457
mail: Dept. of Planning and Protective Services / Planning Division
John G. Christy Municipal Building, 320 E. McCarty Street Jefferson City, MO 65101

Written comments received on or before 1:00 p.m. on the day of the meeting will be made a part of the official record and copied and distributed to Commission members at the meeting. Those unable to provide written comments in advance are invited to deliver their comments to the Commission Chairman only at the meeting. Correspondence received after 1:00 p.m. will be included in the official record, but there is no guarantee that copies will be made for distribution to all Commission members.

For your information, this case is tentatively scheduled for a public hearing in front of the City Council on September 19, 2016, 2016. The City Council meets at 6:00 p.m. in the Council Chambers of the John G. Christy Municipal Building, 320 East McCarty Street.

Information regarding this case may be viewed on the Planning and Zoning Commission webpage at: www.jeffersoncitymo.gov.

If you have any questions concerning this matter, please feel free to contact us at 573.634.6475.

Sincerely,

A handwritten signature in blue ink that reads "Eric Barron".

Eric Barron, AICP
Senior Planner

Individuals should contact the ADA Coordinator at (573) 634-6570 to request accommodations or alternative formats as required under the Americans with Disabilities Act. Please allow three business days to process the request.

Please call (573) 634-6410 with questions regarding agenda items.

Property Owners List

Case No. P16006

2500 Block of Hideaway Court

August 11, 2016

MOTTE, EVELYN V
2520 ST LOUIS RD
JEFFERSON CITY, MO 65101
2520 ST LOUIS RD
ST LOUIS RD

KOHL, DEBORAH SUE
2518 ST LOUIS RD
JEFFERSON CITY, MO 65101
2518 ST LOUIS RD

SALING, KENNETH G & PAMELA M
2514 ST LOUIS RD
JEFFERSON CITY, MO 65101
2514 ST LOUIS RD

BUSCHJOST, VICTOR H & MARY W
2512 ST LOUIS RD
JEFFERSON CITY, MO 65101
2512 ST LOUIS RD

TRIPPENSEE, FREDERICK E & SHIRLEY TRUSTEES
2510 ST LOUIS RD
JEFFERSON CITY, MO 65101
2510 ST LOUIS RD
2508 ST LOUIS RD

QUTAMI, MICHAEL M & CONNIE S
2975 COUNTY RD 491
NEW BLOOMFIELD, MO 65063
2506 ST LOUIS RD

BIRK MISSOURIA PROPERTIES L L C
5415 WALNUT ACRES RD
LOHMAN, MO 65053
2504 ST LOUIS RD

SCRIVNER, ARLENE J
2502 ST LOUIS RD
JEFFERSON CITY, MO 65101
2502 ST LOUIS RD

REEVES, RICHARD B & SHIRLEY A
2440 ST LOUIS RD
JEFFERSON CITY, MO 65101
2440 ST LOUIS RD

HAGNER, LWANA R & HAROLD F
2436 ST LOUIS RD
JEFFERSON CITY, MO 65101
2436 ST LOUIS RD

SUTTY PROPERTIES L L C
2902 WAKODA DR
JEFFERSON CITY, MO 65101
E MCCARTY ST

KEVERS COMMERCIAL L L C
188 BROKEN STONE TRL
ST THOMAS, MO 65076
2503 E MCCARTY ST

EAST END STORAGE L L C
11968 COUNTY RD 4040
HOLTS SUMMIT, MO 65043-1798
2511 E MCCARTY ST

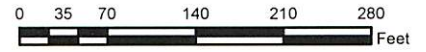
RACKERS, NICHOLAS J TRUSTEE
5509 BRADFORD CT
JEFFERSON CITY, MO 65101
2521 E MCCARTY ST

A PLUS SELF STORAGE L L C
C/O DONALD RENKEMEYER
426 E HIGH ST
JEFFERSON CITY, MO 65101
2527 E MCCARTY ST

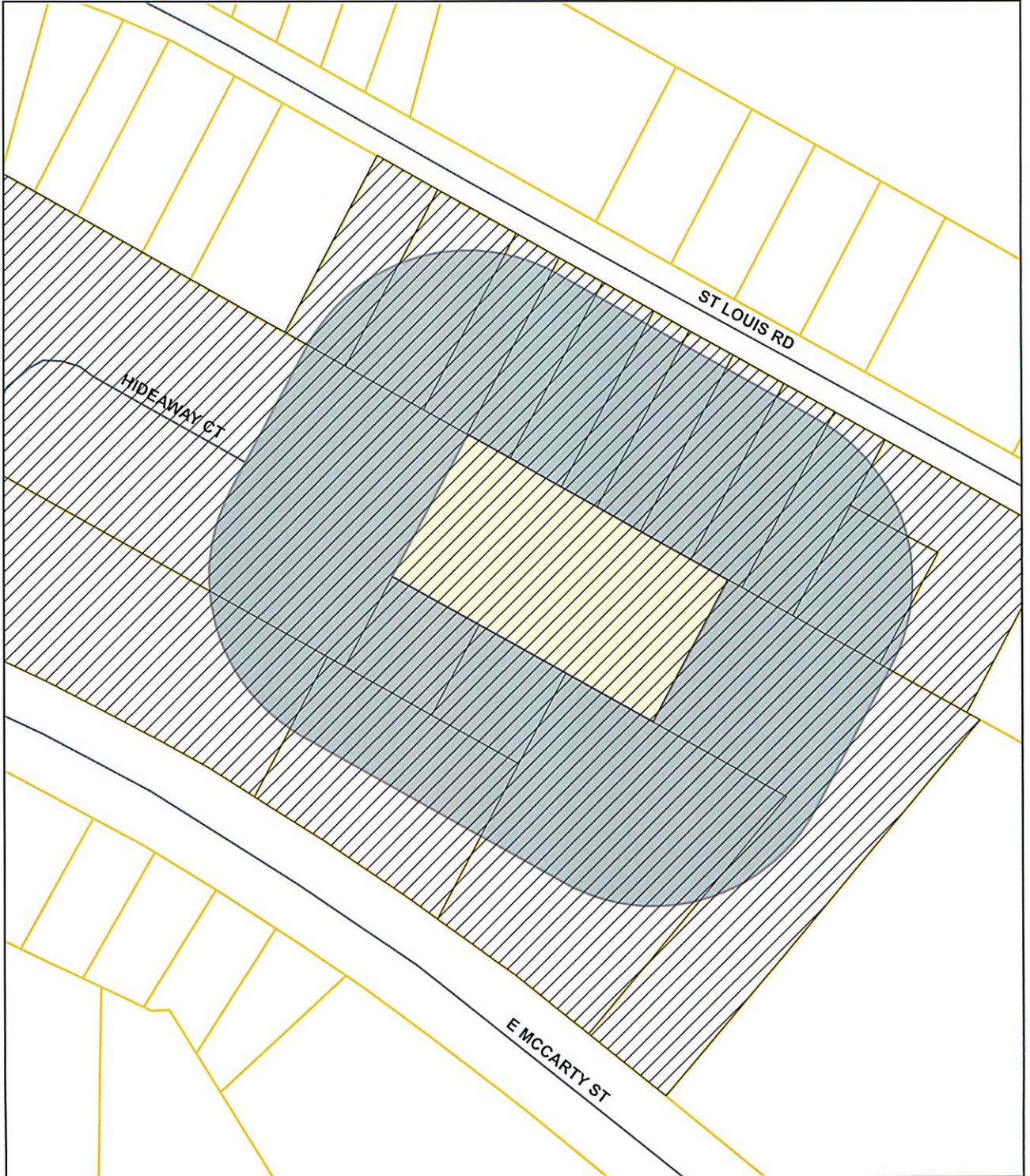
BUTLER, MARTHA JANE
2534 HIDEAWAY CT
JEFFERSON CITY, MO 65101
2534 HIDEAWAY CT

ALBERTS, RICHARD C JR
202 ARDEN DR
JEFFERSON CITY, MO 65109
2530 HIDEAWAY CT

Case No. P16006
2500 Block of Hideaway Ct
Rezoning from RA-2 to C-2
and Comprehensive
Plan Admendment



185 ft. Notification Buffer



Jefferson City
Planning & Zoning Commission

August 11, 2016

**Case No. P16007
City of Jefferson
2521 E McCarty Street**

- A. Rezoning from RS-2 to C-2**
- B. Comprehensive Plan Amendment**

PLANNING STAFF REPORT
JEFFERSON CITY PLANNING AND ZONING COMMISSION
August 11, 2016

Case No. P16007 – 2521 E. McCarty Street, Rezoning and Comprehensive Plan Amendment. Request filed by planning division staff to rezone 0.67 acres from RS-2 Single Family Residential to C-2 General Commercial and an associated amendment to the Development Plan Map of the Comprehensive Plan. The property is located at the rear of 2521 E. McCarty Street and a portion of adjacent property at 2527 East McCarty Street. The property is described as part of Reserved Tract 1 and part of Reserved Tract 2 of Mount Hope Heights Subdivision, Jefferson City, Cole County, Missouri.

Nature of Request

A pocket of RS-2 residential zoning exists at the rear of the property addressed as 2521 E. McCarty Street, which is a property currently used in a commercial manner and a parking lot serving the commercial use is partially contained within the area zoned RS-2. A small portion of RS-2 zoning also exists on the adjacent property addressed as 2527 E. McCarty Street, which is currently in use as a mini-warehouse storage business. The purpose of the staff initiated rezoning request is to remove the split zoning situation on these two properties, bringing the zoning of each property into alignment under the C-2 General Commercial designation. An amendment to the development plan map of the Comprehensive Plan (from Medium Density Residential to Commercial) is also proposed to support the existing commercial use and proposed zoning of the two properties.

Zoning History

The property was annexed into the corporate limits in 1968 with an RS-2 zoning.

Zoning and Surrounding Land Use

Current Zoning: RS-2

Current Use: Commercial (Parking Area)

Requested Zoning: C-2

Intended Use: Commercial

	Surrounding Zoning	Surrounding Uses
North	C-2/RA-2	Mini-Storage / Undeveloped
South	C-2	Commercial
East	C-2	Mini-storage
West	RS-2	Single Family Residential

Allowed Uses:

Permitted uses within the C-2 General Commercial zoning district include general retail, offices, hotels, sit-down or drive through restaurants, banks, automobile sales, automobile repair, contractor and trade shops, and gas stations. Please see the Land Use Matrix in the Zoning Code for a more detailed list of permitted uses.

Staff Analysis

Standard checklist for rezoning:	Yes	No	Notes:
Complies with Comprehensive Plan		X	The Comprehensive Plan identifies the property as intended for medium density attached residential use. An amendment is proposed by staff to change the designation of the property within the Comprehensive Plan to Commercial.
Has access to necessary utilities	X		The property has access to necessary utilities.
Located outside flood zone	X		The property does not lie within the 100 year floodplain.
Meets district size requirement	X		The rezoning would be an expansion of an existing C-2 district.

Standard checklist for rezoning:	Yes	No	Notes:
Benefit to City is substantial when compared to adverse affects on adjacent property	X		The property is uses commercial (as a parking area) and is adjacent to existing commercial uses Adjacent residential uses to the west are limited to two single family homes, which are adjacent to existing commercial uses to the south.
After rezoning, the allowed uses would be compatible with uses allowed in adjacent districts	X		The commercial zoning would be compatible with the adjacent commercial uses, but would conflict with the adjacent single family home to the west. It is noted however, that the single family homes are largely overshadowed by the commercial uses in the area.
After rezoning, the allowed uses would be compatible with adjacent existing land uses	X		Two adjacent single family residential homes would be impacted by the commercial rezoning. It is noted however, that the single family homes are largely overshadowed by the commercial uses in the area.
If not rezoned, the owner would be deprived of use advantages enjoyed by surrounding owners (reverse spot zoning)	X		The surrounding property to the east, north, and south enjoys a C-2 zoning. The prevalent land uses for properties accessed by East McCarty Street in this area is commercial in nature.
The requested rezoning would be an expansion of an existing district	X		The rezoning would be an expansion of the adjacent commercial zoning.

Comprehensive Plan Amendment:

Staff recommends approval of the request to amend the Comprehensive Plan Development Plan Map to show the property as Commercial. The 1996 Comprehensive Plan envisioned a residential tier of development behind the commercial development along the north side of East McCarty Street in this area, which has not materialized. The expansion of the commercial uses along McCarty Street into the second tier area, as evidenced by the storage shed expansion to the northeast of the subject property, is a more prevalent trend.

Rezoning Request:

Staff recommends approval of the request to rezone the property from RS-2 to C-2. The property is bordered to the north, east, and south by existing commercial zoning and is located in an area where the prevalent land use is commercial. While the adjacent two single family residential homes would be somewhat impacted by the rezoning, it is noted that the homes are already bordered by commercial uses and the comprehensive plan already envisions a higher level of development for their property than single family residential.

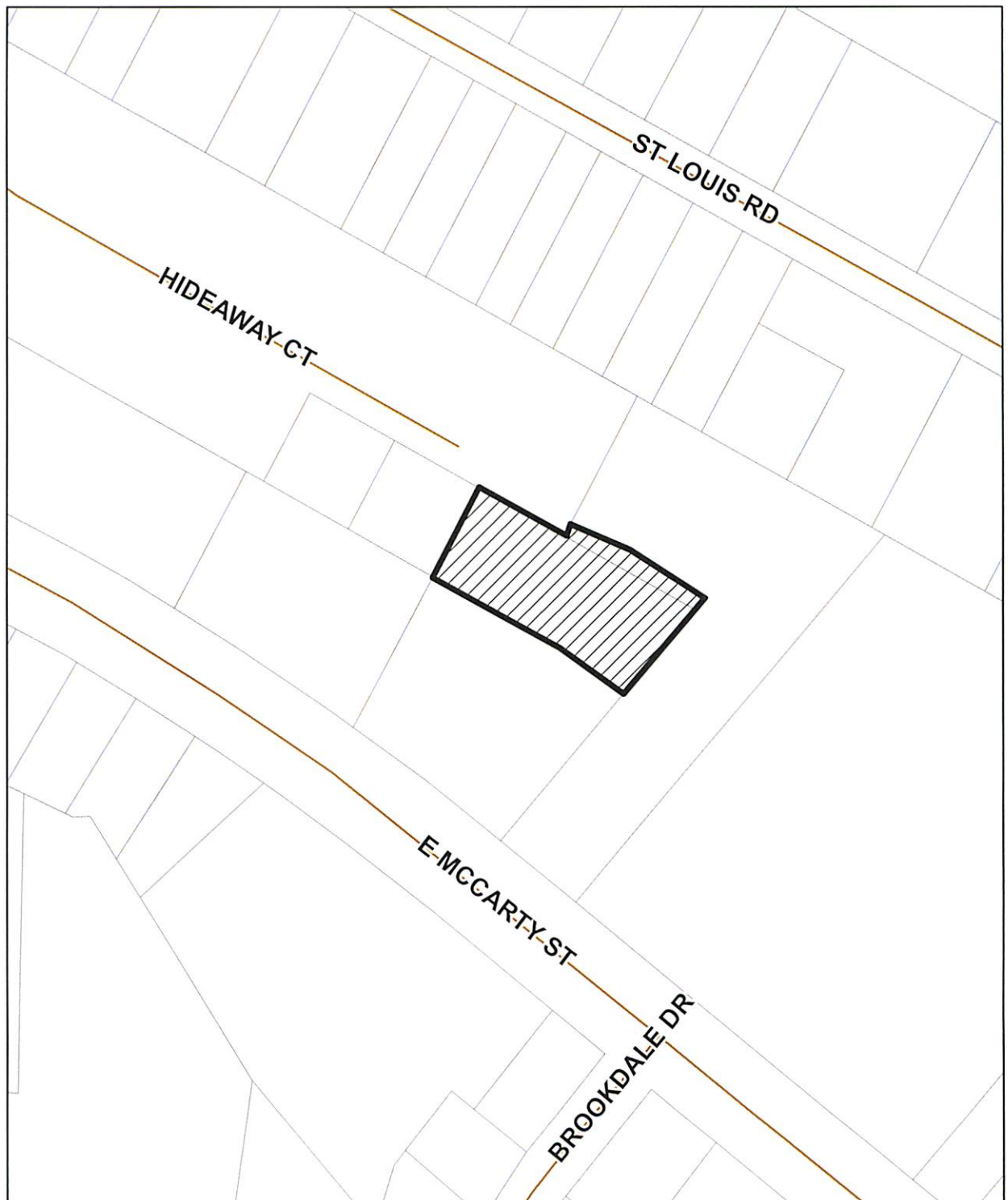
	Approve	Deny	Neutral
Staff Recommendation	X		

Form of Motion

1. Motion to approve the comprehensive plan amendment request to show the property as Commercial on the Development Plan Map of the Comprehensive Plan.
2. Motion to approve the request to rezone the property from RS-2 to C-2.

City of Jefferson Planning & Zoning Commission

VICINITY



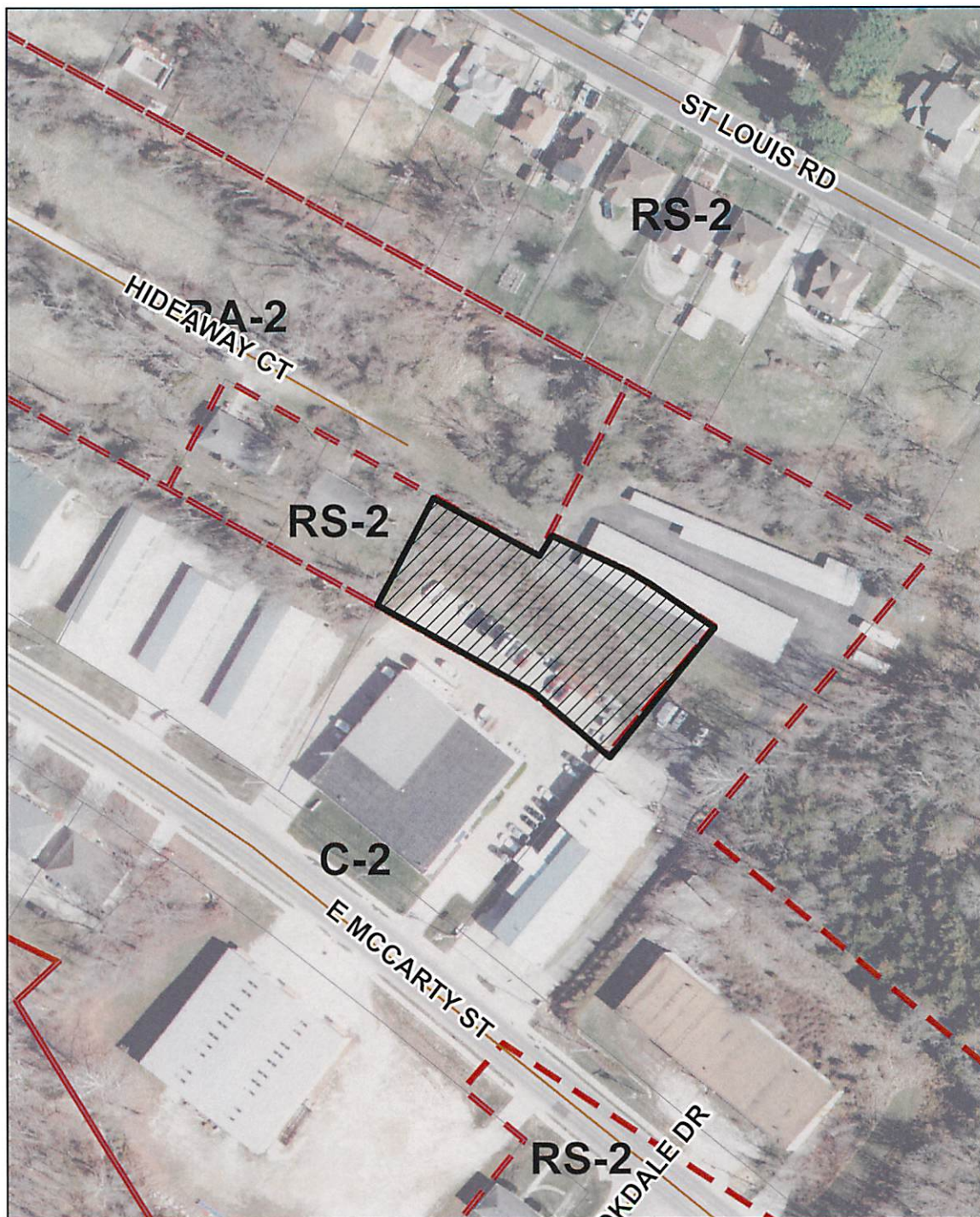
0 55 110 220 Feet



Case No. P16007
2521 E. McCarty St
Rezoning from RS-2 to C-2
and Comprehensive
Plan Amendment

City of Jefferson Planning & Zoning Commission

LOCATION MAP



0 50 100 200 Feet



Case No. P16007
2521 E. McCarty St
Rezoning from RS-2 to C-2
and Comprehensive
Plan Amendment

Staff Initiated Rezoning

Property Address: 2521 E. McCarty Street

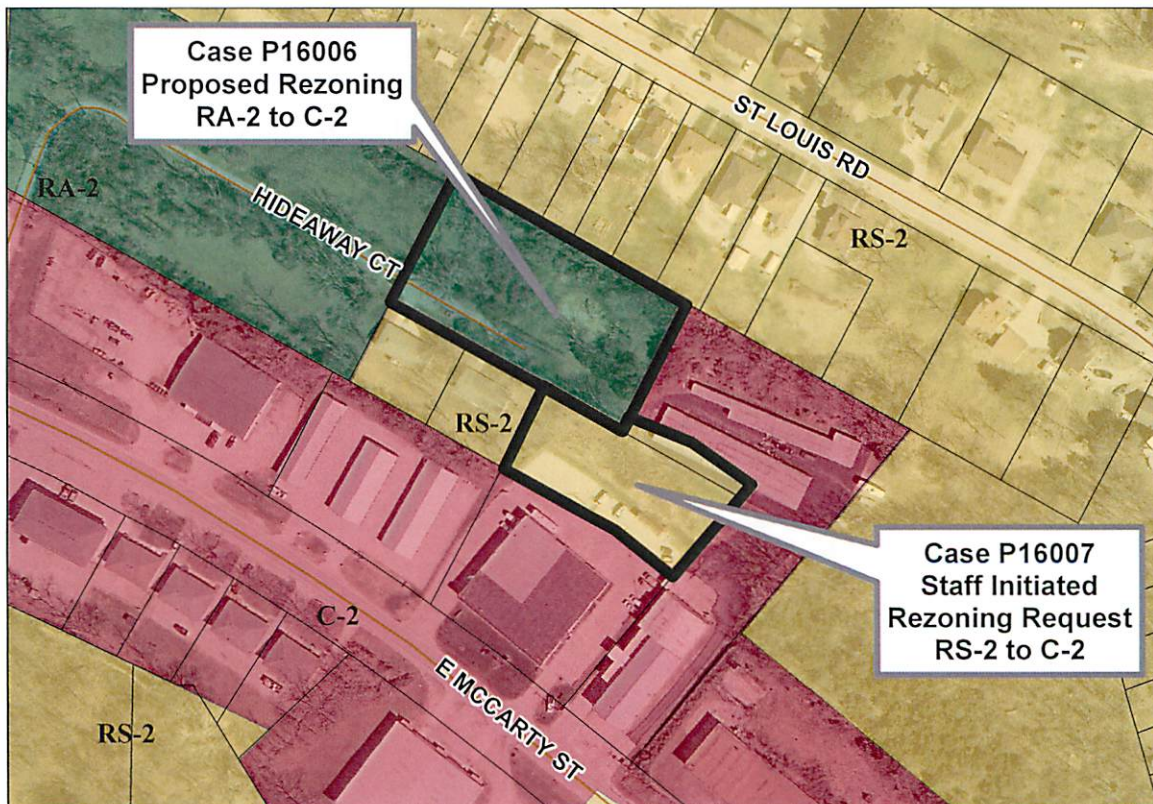
Rezoning from RS-2 to C-2

Case No: P16007

Area proposed to be rezoned from RS-2 Single Family Residential to C-2 General Commercial by Planning Division Staff. A pocket of RS-2 residential zoning exists at the rear of the property addressed as 2521 E. McCarty Street, which is a property currently used in a commercial manner and a parking lot serving the commercial use is partially contained within the area zoned RS-2. A small portion of RS-2 zoning also exists on the adjacent property addressed as 2527 E. McCarty Street, which is currently in use as a mini-warehouse storage business.

The purpose of the staff initiated rezoning request is to remove the split zoning situation on these two properties, bringing the zoning of each property into alignment under the C-2 General Commercial designation. An amendment to the development plan map of the Comprehensive Plan (from Medium Density Residential to Commercial) is also proposed to support the existing commercial use and proposed zoning of the two properties.

A separate rezoning request, brought forward by the owner of the property to the northwest of this request, is taken up by separate case (Case P16006).



City of Jefferson

Department of Planning & Protective Services
320 E. McCarty St.
Jefferson City, MO 65101



Carrie Tergin, Mayor

Janice McMillan, AICP, Director
Phone: 573-634-6410
Fax: 573-634-6457

July 28, 2016

Dear Property Owner:

This letter is to notify you that the Jefferson City Planning and Zoning Commission will meet at 5:15 p.m. on Thursday, August 11, 2016 in the **Boone/Bancroft Room #200** (Upper Level Conference Room) of the John G. Christy Municipal Building, 320 East McCarty Street, to consider the following matter (see map on back):

Case No. P16007 – 2521 E. McCarty Street, Rezoning and Comprehensive Plan Amendment. Request filed by planning division staff to rezone 0.67 acres from RS-2 Single Family Residential to C-2 General Commercial and an associated amendment to the Development Plan Map of the Comprehensive Plan. The property is located at the rear of 2521 E. McCarty Street and a portion of adjacent property at 2527 East McCarty Street. The property is described as part of Reserved Tract 1 and part of Reserved Tract 2 of Mount Hope Heights Subdivision, Jefferson City, Cole County, Missouri.

As a nearby landowner and/or neighbor, you have the privilege of attending this hearing. Unfortunately, we are unable to record comments received by telephone, however, written comments may be directed to the Planning and Zoning Commission in one of the following ways:

e-mail: jcplanning@jeffcitymo.org
fax: Dept. of Planning and Protective Services / Planning Division 573-634-6457
mail: Dept. of Planning and Protective Services / Planning Division
John G. Christy Municipal Building, 320 E. McCarty Street Jefferson City, MO 65101

Written comments received on or before 1:00 p.m. on the day of the meeting will be made a part of the official record and copied and distributed to Commission members at the meeting. Those unable to provide written comments in advance are invited to deliver their comments to the Commission Chairman only at the meeting. Correspondence received after 1:00 p.m. will be included in the official record, but there is no guarantee that copies will be made for distribution to all Commission members.

For your information, this case is tentatively scheduled for a public hearing in front of the City Council on September 19, 2016. The City Council meets at 6:00 p.m. in the Council Chambers of the John G. Christy Municipal Building, 320 East McCarty Street.

Information regarding this case may be viewed on the Planning and Zoning Commission webpage at: www.jeffersoncitymo.gov.

If you have any questions concerning this matter, please feel free to contact us at 573.634.6475.

Sincerely,

Eric Barron, AICP
Senior Planner

Individuals should contact the ADA Coordinator at (573) 634-6570 to request accommodations or alternative formats as required under the Americans with Disabilities Act. Please allow three business days to process the request.

Please call (573) 634-6410 with questions regarding agenda items.

CAPITOL PROJECTS INC
2001 E MCCARTY ST
JEFFERSON CITY, MO 65101
2601 E MCCARTY ST

A PLUS SELF STORAGE L L C
C/O DONALD RENKEMEYER
426 E HIGH ST
JEFFERSON CITY, MO 65101
2527 E MCCARTY ST

MOTTE, EVELYN V
2520 ST LOUIS RD
JEFFERSON CITY, MO 65101
2520 ST LOUIS RD
ST LOUIS RD

ALBERTS, RICHARD C JR
202 ARDEN DR
JEFFERSON CITY, MO 65109
2530 HIDEAWAY CT

BUTLER, MARTHA JANE
2534 HIDEAWAY CT
JEFFERSON CITY, MO 65101
2534 HIDEAWAY CT

RACKERS, NICHOLAS J, TRUSTEE
5509 BRADFORD CT
JEFFERSON CITY, MO 65101
2521 E MCCARTY ST (*Subject Property*)

EAST END STORAGE L L C
11968 COUNTY RD 4040
HOLTS SUMMIT, MO 65043-1798
2511 E MCCARTY ST

SUTTY PROPERTIES L L C
2902 WAKODA DR
JEFFERSON CITY, MO 65101
E MCCARTY ST

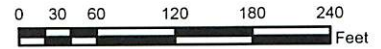
TRIPPENSEE, FREDERICK E & SHIRLEY TRUSTEES
RANDALL, BEVERLY SUE & JON D
2510 ST LOUIS RD
JEFFERSON CITY, MO 65101
2508 ST LOUIS RD
2510 ST LOUIS RD

BUSCHJOST, VICTOR H & MARY W
2512 ST LOUIS RD
JEFFERSON CITY, MO 65101
2512 ST LOUIS RD

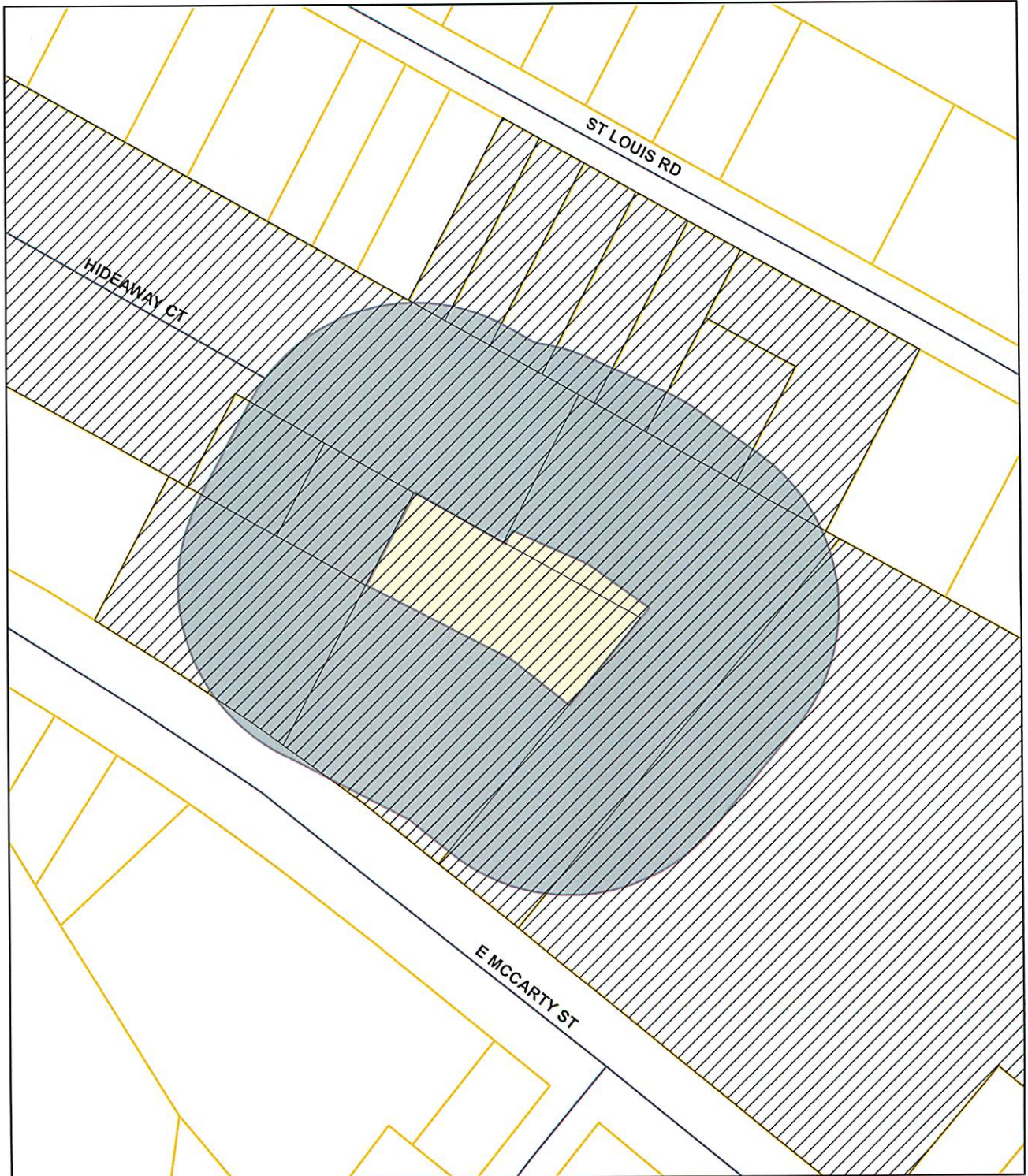
SALING, KENNETH G & PAMELA M
2514 ST LOUIS RD
JEFFERSON CITY, MO 65101
2514 ST LOUIS RD

KOHL, DEBORAH SUE
2518 ST LOUIS RD
JEFFERSON CITY, MO 65101
2518 ST LOUIS RD

Case No. P16007
2521 E. McCarty St
Rezoning from RS-2 to C-2
and Comprehensive
Plan Amendment



185 ft. Notification Buffer



Jefferson City
Planning & Zoning Commission

August 11, 2016

**Case No. P16008
Wortman - Fortner
910 Fairgrounds Road**

Preliminary PUD Plan

August 11, 2016

Case No. P16008 – 910 Fairgrounds Road, Preliminary PUD Plan. Request filed by Wortman – Fortner LLC, property owner, for a Preliminary PUD Plan to demolish the existing convenience store, car wash and fuel pumps and redevelop the property with a new 6,780 sf convenience store, 5 dispenser fuel canopy, and 2,520 sf car wash with vacuum stations. The property consists of 1.32 acres and is located at the northwest corner of the intersection of South Country Club Drive and Fairgrounds Road / West Edgewood Drive. The property is described as part of the West Half of the Southeast Quarter of Section 8, Township 44 North, Range 12 West, Jefferson City, Cole County, Missouri (Cochran Engineering, Consultant).

Nature of Request

The property owner intends to redevelop the site, by demolishing the existing convenience store, fuel pumps, and car wash and rebuild similar structures in a new arrangement on the property. The property is zoned PUD Planned Unit Development, and the property owner has submitted a Preliminary PUD Plan detailing the redevelopment plan.

Zoning History

The property was annexed into the corporate limits of Jefferson in 1985 with an RS-2 zoning. Later that year, the property was rezoned to C-4 Planned Commercial. (The C-4 district was later reclassified as PUD.)

A Preliminary and Final C-4 Site Development Plan for construction of a quick shop was approved by the Planning and Zoning Commission in 1986. The relocation of South Country Club Drive to its current intersection with Fairgrounds Road was accomplished at that time.

Zoning and Surrounding Land Use:

Zoning: PUD **Use:** Gasoline Station with Convenience Store

	Surrounding Zoning	Surrounding Uses
North	RS-2	Undeveloped/Utility Right-of-Way
South	PUD	Office, Medical Office, and Daycare Uses
East	PUD	Undeveloped / Townhouse Residential
West	RS-2	Single Family Residential Home

Staff Analysis

Permitted Uses: The Preliminary PUD Plan outlines use of the property as a convenience store with gasoline sales. Staff recommend establishment of an underlying zoning designation of C-1 Neighborhood Commercial for the purpose of determining future permitted uses.

Parking: 34 parking spaces are shown on the Preliminary PUD Plan. The parking plan meets the required parking for a convenience store of 1 space per 200 sf of floor area.

Signs: Two freestanding signs are shown on the Preliminary PUD Plan. A 32 feet tall pylon sign with price readers is shown at the northeast corner of the site adjacent to South Country Club Drive. A 10 feet tall monument sign with price readers is shown at the southeast corner of the site adjacent to the street intersection.

Lighting: An exterior lighting plan was included with the Preliminary PUD Plan submittal. The lighting plan shows an average lighting level of 1.9 footcandles across the property. For comparison, the C-1 zoning district permits a maximum lighting level of 2.0 footcandles. The lighting level under the gas station canopy is shown as 7.6 footcandles, which adheres to the maximum under canopy lighting level of 10.0 footcandles. Staff recommend establishment of an underlying zoning designation of C-1 for the purpose of determining permitted lighting levels.

Bufferyard: The neighboring property to the north, which consists of a 40 feet wide strip of former right-of-way currently occupied by an electrical utility line, is zoned RS-2 Single Family Residential. No bufferyard is proposed within the Preliminary PUD Plan along this property line.

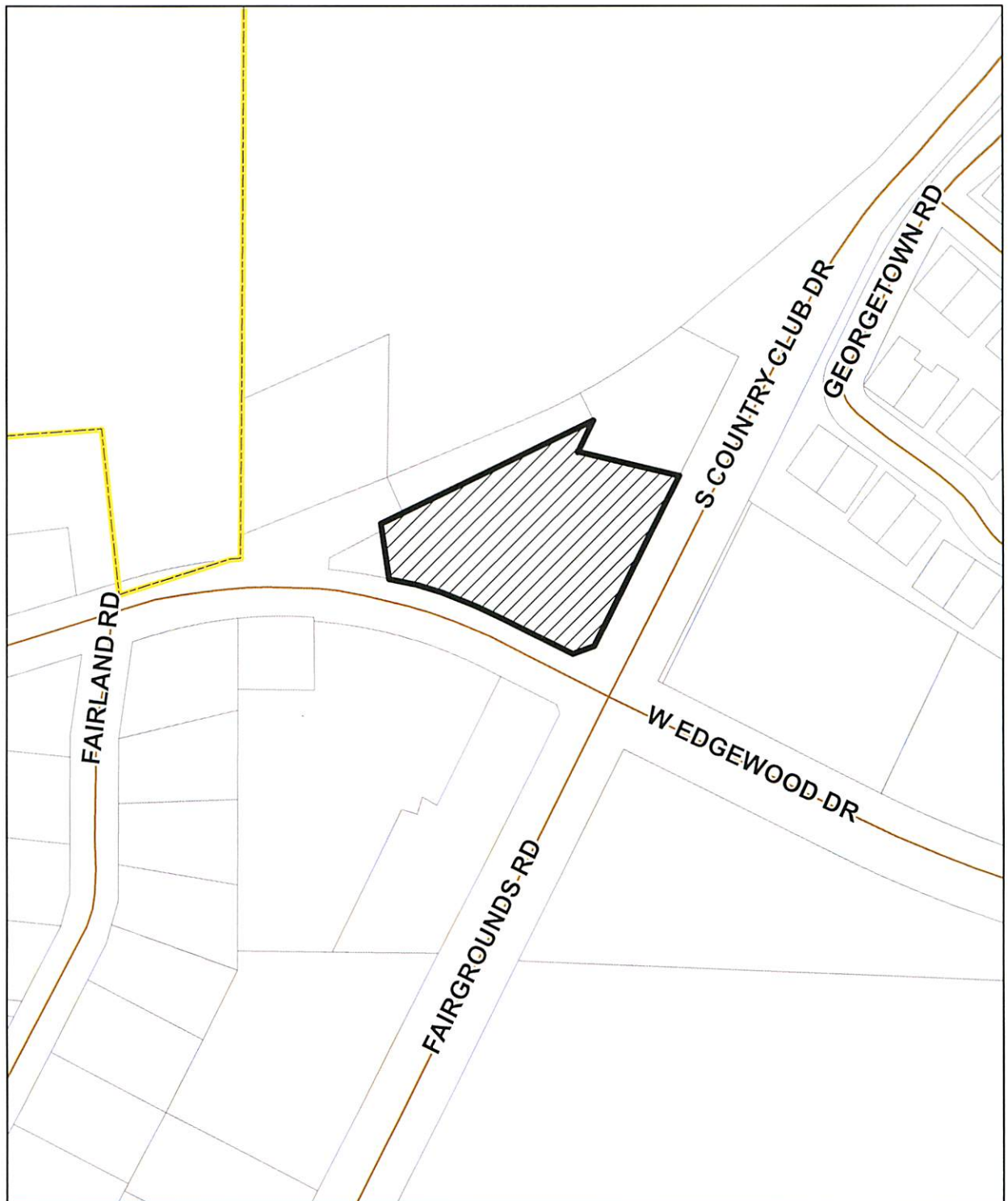
Accessory Structures: In addition to a two bay automatic vehicle wash building and the fuel station canopy, vehicle vacuum stations are shown at the northeast corner of the site adjacent to South Country Club Drive.

Staff Recommendation

Staff are still reviewing technical details of the Preliminary PUD plan. An updated staff report and will be presented at the meeting.

City of Jefferson Planning & Zoning Commission

VICINITY



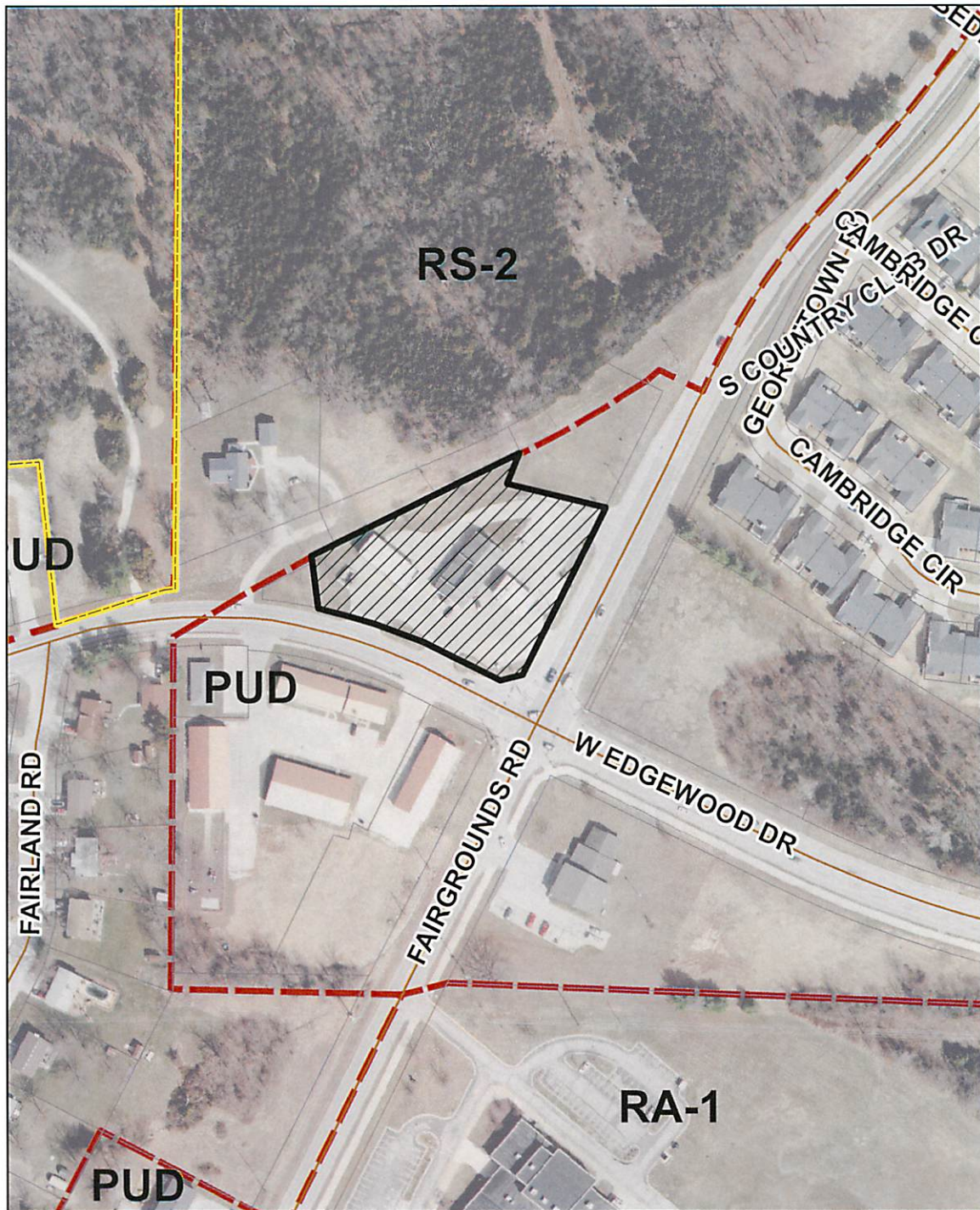
0 65 130 260 Feet



Case No. P16008
910 Fairgrounds Rd
Preliminary PUD Plan

City of Jefferson Planning & Zoning Commission

LOCATION MAP



0 75 150 300 Feet



Case No. P16008
910 Fairgrounds Rd
Preliminary PUD Plan





City of Jefferson
Department of Planning & Protective Services
320 E. McCarty Street
Jefferson City, MO 65101
Phone: 573-634-6410
jcpplanning@jeffcitymo.org
www.jeffersoncitymo.gov

APPLICATION FOR PLANNED UNIT DEVELOPMENT (PUD)

- ☐ Concept PUD Plan
☒ Preliminary PUD Plan
☐ Final PUD Plan
☐ Amendment to Final PUD Plan
☐ Amendment to Final PUD Plan for Signage

PUD Project Name: Jack Flash - Jefferson City

Street Address: 910 Fairgrounds Road

Legal Description (as follows or is attached): See attached

Please attach or include the following:

- Typed project narrative describing the type and character of the development, including land uses, acreage, proposed residential densities or commercial floor area (FAR); public or private open space, amenities or recreation areas to be provided; sidewalks and pedestrian ways; parking areas; deviations from minimum design standards of Section 35-51; and other information required by Section 35-74 or applicable sections of the Zoning Code. The project title and location must be included upon every page. Number all pages and attachments.
- Site Plan and/or Development Plan, as applicable.
- Preliminary or Final Subdivision Plat or Declaration of Condominium Association, as applicable;
- Draft of Covenants, Conditions and Restrictions, as applicable;
- Traffic impact analysis, if required by Section 35-60;
- Signage Plan, including type, locations and dimensions of all proposed signs;
- Landscaping and Screening Plan;
- Lighting Plan, including pole heights, type of fixtures or luminaries, and foot candles;
- Project Phasing Plan (if applicable)
- Application Filing Fee \$210.00 plus \$20 per acre (Revised June 30, 2015)

Application Information:

Property Owner: Wortman-Fortner, LLC

Address: 910 Fairgrounds Road, Jefferson City, MO 65109

Phone Number(s): 636-234-6479

Applicant Name (if different from owner): _____

Address: _____

Phone Number(s): _____

Consultant Name: Cochran

Address: 530A East Independence Drive, Union, MO 63084

Phone Number(s): 636-584-0540

The attached information accurately represents this proposed project.

James Fortner
Property Owner Signature

James Fortner

Printed Name

7/7/16
Date

David Van Leer
Consultant Signature

David Van Leer

Printed Name

7/7/2016
Date

For Staff Use Only:

Application Filing Fee Received: _____ Amount _____ Check # _____

Attachments: _____ Narrative _____ Site Plan _____ Applicant/Project Information Sheet

Note other information submitted: _____

Individuals should contact the ADA Coordinator at (573) 634-6570 to request accommodations or alternative formats as required under the Americans with Disabilities Act. Please allow three business days to process the request.

New Jack Flash Fuel Station
910 Fair Ground Road

LEGAL DESCRIPTION

Part of the west half of the southeast quarter of Section 8, Township 44 North, Range 12 West, Cole County, Missouri, more particularly described as follows:

From the southwest corner of the southeast quarter of said Section 8; thence north 85 degrees 05 minutes 19 seconds east, along the section line, 245.04 feet to a point on the westerly line of an abandoned railroad right-of-way; thence north 19 degrees 53 minutes 53 seconds east, along said right-of-way line, 414.32 feet, to a point on the north right-of-way line of South Country Club Drive as recorded in Book 298, Page 820, Cole County Recorder's Office; thence along said northerly line north 70 degrees 27 minutes 07 seconds west, 20.00 feet to the point of beginning for this description; thence continuing north 70 degrees 27 minutes 07 seconds west, along said northerly right-of-way line 95.29 feet; thence continuing along said right-of-way on a curve to the left having an arc distance of 154.71 feet and a radius of 610.36 feet (ch= north 77 degrees 42 minutes 49 seconds west, 154.30 feet); thence leaving said right-of-way north 15 degrees 54 minutes 06 seconds west, along the easterly line of a tract of land described in Book 294, Page 644, Cole County Recorder's Office, 64.71 feet to a point on the southerly right-of-way line of the former South Country Club Drive; thence north 57 degrees 28 minutes 18 seconds east, along said right-of-way, 301.33 feet; thence leaving said right-of-way south 19 degrees 53 minutes 53 seconds west, 44.07 feet; thence south 83 degrees 05 minutes 01 seconds east, 130.68 feet to a point on the westerly right-of-way line of the existing South Country Club Drive, thence south 19 degrees 53 minutes 53 seconds west, along said westerly right-of-way line 230.42 feet; thence south 64 degrees 43 minutes 23 seconds west, 35.46 feet to the beginning point of this description,

Except that part conveyed to the City of Jefferson in Warranty Deed Book 431, Page 57, Cole County Recorder's Office.



Architecture • Civil Engineering • Land Surveying • Site Development • Geotechnical Engineering • Inspection & Materials Testing

PROJECT NARRATIVE

DATE: July 7, 2016

RE: New Jack Flash Fuel Station
910 Fairgrounds Road, Jefferson City, MO
Cochran Project No. 16-6566

The existing zoning of the property at 910 Fairgrounds Road is PUD. Redevelopment of property zoned PUD requires review and approval through the City's zoning review process. The attached application and supporting documents have been submitted to meet these requirements.

The existing convenience store, fuel canopy, and carwash located at 910 Fairgrounds road will be demolished allowing for the proposed site improvements.

The proposed site improvements include construction of a 6,780 square foot convenience store, a five dispenser fuel canopy, a two bay automatic carwash and other improvements required for development of the site. The lot located at 910 Fairgrounds Road is 1.35 acres. The commercial floor area of the convenience store is approximately 3,100 square feet. Sidewalks will be constructed along the subject property street frontage within City right-of-way. Existing sidewalks will be utilized where possible. The site will provide 34 off-street parking spaces meeting the City's required parking ratio. No deviations from the City's minimum design standards are known at this time. The proposed improvements comply with the minimum setback requirement and maximum building height listed in Sec. 35-51. The applicable requirements listed on the Application for Planned Unit Development (PUD) and 35-74.C.3.c are included in the PUD Preliminary Plan. The Landscaping Plan and Signage Plan are included on the PUD Preliminary Plan. A separate Site Photometrics Plan has been included. The convenience store exterior finishes will include brick, stone, and EIFS on the front and split face block on the sides and rear. A color building elevation is included.

8 East Main Street
Wentzville, Missouri 63385
Telephone: 636-332-4574
Fax: 636-327-0760

737 Rudder Road
Fenton, Missouri 63026
Telephone: 314-842-4033
Fax: 314-842-5957

530A East Independence Drive
Union, Missouri 63084
Telephone: 636-584-0540
Fax: 636-584-0512
www.cochraneng.com

201 West Karsch Boulevard
Farmington, Missouri 63640
Telephone: 573-315-4810
Fax: 573-315-4811

905 Executive Drive
Osage Beach, Missouri 65065
Telephone: 573-525-0299
Fax: 573-525-0298

New Jack Flash Fuel Station
910 Fairgrounds Road

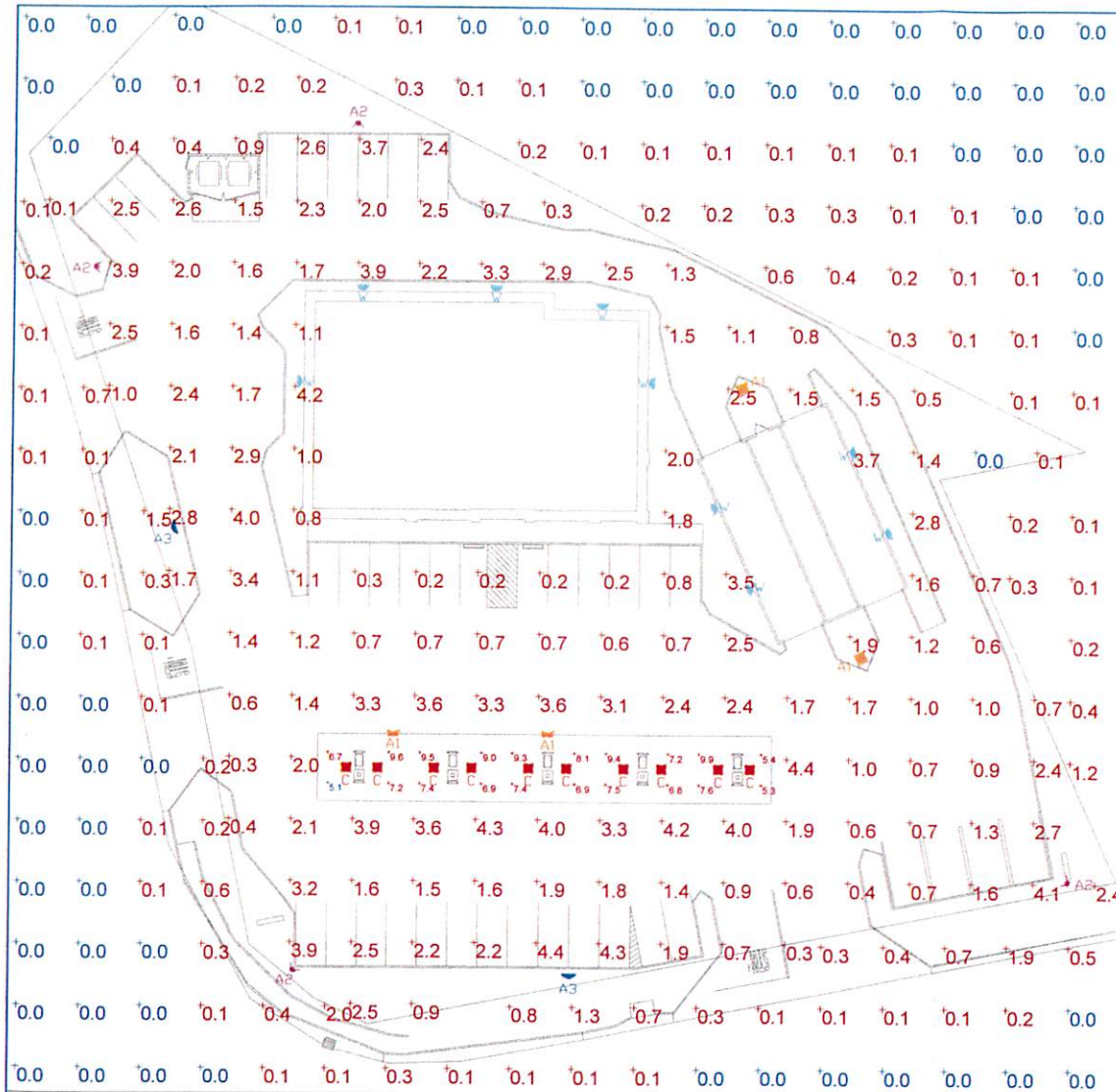


Case No. P16008
910 Fairgrounds Road
Preliminary PUD Plan

EXTERIOR ELEVATION

2365 | WORTMAN FORTNER, LLC | JEFFERSON CITY, MO





LUMINAIRE SCHEDULE			
SYMBOL	QTY	LABEL	DESCRIPTION
	4	A1	DSQ-A-NM-5ME-B-57K-UL-BZ
	4	A2	DSQ-A-NM-4ME-A-57K-UL-BZ DSQ-BLSMF
	2	A3	DSQ-A-NM-3ME-A-57K-UL-BZ DSQ-BLSMF
	9	W	XSPW-A-0-3-M-G-U-Z
	10	C	CAN-304-SL-RS-04-E-UL-350

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Fuel Canopy	+	7.6 fc	9.9 fc	5.1 fc	1.9:1	1.5:1
Outside Property Boundaries	+	0.1 fc	2.0 fc	0.0 fc	N/A	N/A
Property	+	1.9 fc	4.4 fc	0.0 fc	N/A	N/A

LUMINAIRE LOCATION SUMMARY		
LUM. NO.	LABEL	MTG. HT.
1	A1	22
2	A1	22
3	A1	22
4	A1	22
5	A2	22
6	A2	22
7	A2	22
8	A2	22
9	A3	22
10	A3	22
11	C	16
12	C	16
13	C	16
14	C	16
15	C	16
16	C	16
17	C	16
18	C	16
19	C	16
20	C	16
21	W	12
22	W	12
23	W	12
24	W	12
25	W	12
26	W	12
27	W	12
28	W	12
29	W	12

SITE LIGHTING	DATE: 7/7/2016	PROJECT NAME:	PROJECT ADDRESS:		Quality. Accuracy. Honesty.	16173 Edison Ave. Suite A Chesterfield, MO 63005 Phone 636.787.2990
	DRWN BY: JMB	Jack Flash - Fairground	910 Fairgrounds Road Jefferson City, MO 65101			
PAGE	Job # P1303.V1					
1 OF 1						

Case No. P16008
 910 Fairgrounds Road
 Preliminary PUD Plan

City of Jefferson

Department of Planning & Protective Services
320 E. McCarty St.
Jefferson City, MO 65101



Carrie Tergin, Mayor

Janice McMillan, AICP, Director
Phone: 573-634-6410
Fax: 573-634-6457

July 28, 2016

Dear Property Owner:

This letter is to notify you that the Jefferson City Planning and Zoning Commission will meet at 5:15 p.m. on Thursday, August 11, 2016 in the **Boone/Bancroft Room #200** (Upper Level Conference Room) of the John G. Christy Municipal Building, 320 East McCarty Street, to consider the following matter (see map on back and attached narrative, building rendering and PUD site plan):

Case No. P16008 – 910 Fairgrounds Road, Preliminary PUD Plan. Request filed by Wortman – Fortner LLC, property owner, for a Preliminary PUD Plan to demolish the existing convenience store, car wash and fuel pumps and redevelop the property with a new 6,780 sf convenience store, 5 dispenser fuel canopy, and 2,520 sf car wash with vacuum stations. The property consists of 1.32 acres and is located at the northwest corner of the intersection of South Country Club Drive and Fairgrounds Road / West Edgewood Drive. The property is described as part of the West Half of the Southeast Quarter of Section 8, Township 44 North, Range 12 West, Jefferson City, Cole County, Missouri (Cochran Engineering, Consultant).

As a nearby landowner and/or neighbor, you have the privilege of attending this hearing. Unfortunately, we are unable to record comments received by telephone, however, written comments may be directed to the Planning and Zoning Commission in one of the following ways:

e-mail: jcpplanning@jeffcitymo.org
fax: Dept. of Planning and Protective Services / Planning Division 573-634-6457
mail: Dept. of Planning and Protective Services / Planning Division
John G. Christy Municipal Building, 320 E. McCarty Street Jefferson City, MO 65101

Written comments received on or before 1:00 p.m. on the day of the meeting will be made a part of the official record and copied and distributed to Commission members at the meeting. Those unable to provide written comments in advance are invited to deliver their comments to the Commission Chairman only at the meeting. Correspondence received after 1:00 p.m. will be included in the official record, but there is no guarantee that copies will be made for distribution to all Commission members.

For your information, this case is tentatively scheduled for a public hearing in front of the City Council on September 19, 2016. The City Council meets at 6:00 p.m. in the Council Chambers of the John G. Christy Municipal Building, 320 East McCarty Street.

Information regarding this case may be viewed on the Planning and Zoning Commission webpage at: www.jeffersoncitymo.gov.

If you have any questions concerning this matter, please feel free to contact us at 573.634.6475.

Sincerely,

A handwritten signature in blue ink that reads "Eric Barron".

Eric Barron, AICP
Senior Planner

Individuals should contact the ADA Coordinator at (573) 634-6570 to request accommodations or alternative formats as required under the Americans with Disabilities Act. Please allow three business days to process the request.

Please call (573) 634-6410 with questions regarding agenda items.

SMITH, PEGGY L
4011 NEW BEDFORD CT
JEFFERSON CITY, MO 65109
4011 NEW BEDFORD CT

MORRIS, MARY PATRICIA & JOHN A, TRUSTEES
4010 ARLINGTON CT
JEFFERSON CITY, MO 65109
4010 ARLINGTON CT

MANNING, LENORA E TRUSTEE
4013 NEW BEDFORD CT
JEFFERSON CITY, MO 65109
4013 NEW BEDFORD CT

HANCOCK, R WILLIAM & CAROLYN S, TRUSTEE
4012 ARLINGTON CT
JEFFERSON CITY, MO 65109
4012 ARLINGTON CT

TRUMAN, ROBERT S JR & DONNA J
4012 NEW BEDFORD CT, UNIT 23B
JEFFERSON CITY, MO 65109
4012 NEW BEDFORD CT UNIT 23B

MATTHEWS, JACKIE LOU
4007 ARLINGTON CT
JEFFERSON CITY, MO 65109
4007 ARLINGTON CT

ROST, PAULINE E
4008 NEW BEDFORD CT
JEFFERSON CITY, MO 65109
4008 NEW BEDFORD CT

SJODERGREN, CHARLES C & KAY M
2020 N BAYSHORE DR #3408
MIAMI, FL 33137-5175
4005 ARLINGTON CT

WEAVER, THOMAS H & M GWEN
4014 NEW BEDFORD CT
JEFFERSON CITY, MO 65109
4014 NEW BEDFORD CT

ANTWEILER, VIRGINIA M TRUSTEE
4013 ARLINGTON CT
JEFFERSON CITY, MO 65109
4013 ARLINGTON CT

VERNON, FRANCIS M & CANDOUS
4003 NEW BEDFORD CT
JEFFERSON CITY, MO 65109
4003 NEW BEDFORD CT

LESS, WALTER W JR, TRUSTEE
4011 ARLINGTON CT
JEFFERSON CITY, MO 65109
4011 ARLINGTON CT

BEAL, THOMAS A
COFFMAN, CHARLOTTE
4005 NEW BEDFORD CT
JEFFERSON CITY, MO 65109
4005 NEW BEDFORD CT

YAEGER, RUTH M, TRUSTEE
4041 CAMBRIDGE CIR
JEFFERSON CITY, MO 65109
4041 CAMBRIDGE CIR

WILLIAMS, STANLEY & MARY ANN
4007 NEW BEDFORD CT
JEFFERSON CITY, MO 65101
4007 NEW BEDFORD CT

KEMNA, CAROLE L
4039 CAMBRIDGE CIR
JEFFERSON CITY, MO 65109
4039 CAMBRIDGE CIR

KROLL, ANGELINE G
4009 NEW BEDFORD CT
JEFFERSON CITY, MO 65109
4009 NEW BEDFORD CT

ENGELBRECHT, VIRGINIA L
4027 CAMBRIDGE CIR
JEFFERSON CITY, MO 65109
4027 CAMBRIDGE CIR

EARLEY, WILLIS R & CHARLOTTE A, TRUSTEES
4025 CAMBRIDGE CIR
JEFFERSON CITY, MO 65109
4025 CAMBRIDGE CIR

CAGE, JOAN N, TRUSTEE
4007 CAMBRIDGE CIR
JEFFERSON CITY, MO 65109
4007 CAMBRIDGE CIR

DAWSON, JOHN T & MARY KAY
4023 CAMBRIDGE CIR
JEFFERSON CITY, MO 65109
4023 CAMBRIDGE CIR

WOLKEN, RONALD J & CHARMAINE L TRUSTEES
4005 CAMBRIDGE CIR
JEFFERSON CITY, MO 65109
4005 CAMBRIDGE CIR

MORRIS, ROBERT T & POLLY D, TRUSTEES
4021 CAMBRIDGE CIR
JEFFERSON CITY, MO 65109
4021 CAMBRIDGE CIR

CROOKS, FRANK C & JEAN A, TRUSTEES
4003 CAMBRIDGE CIR
JEFFERSON CITY, MO 65109
4003 CAMBRIDGE CIR

HOVIS, GARY W & MARILYN A, TRUSTEES
4019 CAMBRIDGE CIR
JEFFERSON CITY, MO 65109
4019 CAMBRIDGE CIR

HEIDBREDER, JEANETTE
4006 CAMBRIDGE CIR
JEFFERSON CITY, MO 65109
4006 CAMBRIDGE CIR

PETHAN, BEVERLY J
4017 CAMBRIDGE CIR
JEFFERSON CITY, MO 65109
4017 CAMBRIDGE CIR

CHILES, ROBERT E TRUSTEE
4008 CAMBRIDGE CIR
JEFFERSON CITY, MO 65109
4008 CAMBRIDGE CIR

PACK, RICHARD C & CONNIE L
4015 CAMBRIDGE CIR
JEFFERSON CITY, MO 65109
4015 CAMBRIDGE CIR

CULLEY, JAMES D & BONNIE R, TRUSTEES
4012 CAMBRIDGE CIR
JEFFERSON CITY, MO 65109
4012 CAMBRIDGE CIR

HEISLER, AUGUST F & ALICE M
4013 CAMBRIDGE CIR
JEFFERSON CITY, MO 65109
4013 CAMBRIDGE CIR

YELTON, MARION DORIS, TRUSTEE
4014 CAMBRIDGE CIR
JEFFERSON CITY, MO 65109
4014 CAMBRIDGE CIR

GRILLOS, PAUL E & J DARLENE
4011 CAMBRIDGE CIR
JEFFERSON CITY, MO 65109
4011 CAMBRIDGE CIR

FITZPATRICK, LOU
C/O RICHARD MCCULLOUGH
4217 PINEHURST CT #B
JEFFERSON CITY, MO 65109
4024 CAMBRIDGE CIR

HULL, TIMOTHY P
1509 WELLINGTON WAY
LIBERTY, MO 64068
4009 CAMBRIDGE CIR

POETKER, JAMES & KAREN
4026 CAMBRIDGE CIR
JEFFERSON CITY, MO 65109
4026 CAMBRIDGE CIR

HARRELSON, LOIS ANN
3108 W TRUMAN BLVD
JEFFERSON CITY, MO 65109
4032 CAMBRIDGE CIR

NICHOLS, RUTH E
4037 CAMBRIDGE CIR
JEFFERSON CITY, MO 65109
4037 CAMBRIDGE CIR

HAWTHORN BANK
132 E HIGH ST
JEFFERSON CITY, MO 65101
3924 W EDGEWOOD DR

HILKE, THERESA
4035 CAMBRIDGE CIR
JEFFERSON CITY, MO 65109
4035 CAMBRIDGE CIR

STOREY, EDWARD P & JOANNE
2916 FOXDALE DR
JEFFERSON CITY, MO 65109
S COUNTRY CLUB DR

LAWSON, H CLARENCE, TRUSTEE
PO BOX 105305
JEFFERSON CITY, MO 65110-5305
4033 CAMBRIDGE CIR

COLE COUNTY FARM BUREAU INC
808 MADISON ST
JEFFERSON CITY, MO 65101
949 S COUNTRY CLUB DR

PIERSON, ROGER W
4031 CAMBRIDGE CIR
JEFFERSON CITY, MO 65109
4031 CAMBRIDGE CIR

SCHWARTZ3SIB L L C
6565 MILL CREEK RD
THE DALLES, OR 97058
956 S COUNTRY CLUB DR

JONES, KEITH C & JANICE A
4029 CAMBRIDGE CIR
JEFFERSON CITY, MO 65109
4029 CAMBRIDGE CIR

GEORGETOWN HOMEOWNERS ASSOC
4006 NEW BEDFORD CT
JEFFERSON CITY, MO 65109
S COUNTRY CLUB DR
4001 CAMBRIDGE CIR
CAMBRIDGE CIR

CARENDER, MARY L
4001 CAMBRIDGE CIR
JEFFERSON CITY, MO 65109
4001 CAMBRIDGE CIR

KNERNSCIELD, EDNA M, TRUSTEE
4006 NEW BEDFORD CT
JEFFERSON CITY, MO 65109
4006 NEW BEDFORD CT

ZEHNDER, DONALD H & EDNA J, TRUSTEES
4000 CAMBRIDGE CIR
JEFFERSON CITY, MO 65109
4000 CAMBRIDGE CIR

CITY OF JEFFERSON
320 E MCCARTY ST
JEFFERSON CITY, MO 65101
FAIRGROUNDS RD

KREPS, JULIA A
C/O JOYCE R LEWIS
SELL, NANCY B
4002 CAMBRIDGE CIR
JEFFERSON CITY, MO 65109
4002 CAMBRIDGE CIR

CURRY, JOHN M, TRUSTEE
4043 CAMBRIDGE CIR
JEFFERSON CITY, MO 65109
4043 CAMBRIDGE CIR

WITTENBERGER, DORIS M
4034 CAMBRIDGE CIR
JEFFERSON CITY, MO 65109
4034 CAMBRIDGE CIR

CUNNINGHAM, GERALDINE
4036 CAMBRIDGE CIR
JEFFERSON CITY, MO 65109
4036 CAMBRIDGE CIR

THOENEN, WILLIAM C & DENISE C
PO BOX 104982
JEFFERSON CITY, MO 65110
948 S COUNTRY CLUB DR

SEAVER, JAMIE L CONSERVATOR
FOR REBECCA S WILBERS ESTATE
4038 CAMBRIDGE CIR
JEFFERSON CITY, MO 65109
4038 CAMBRIDGE CIR

JEFFERSON CITY COUNTRY CLUB
516 S COUNTRY CLUB DR
JEFFERSON CITY, MO 65109
812 S COUNTRY CLUB DR

BAX, ROBERT G & JOYCE G
5612 HENWICK LN
JEFFERSON CITY, MO 65109
4040 CAMBRIDGE CIR

BELL, WILLIAM W & CAROL J
4042 CAMBRIDGE CIR
JEFFERSON CITY, MO 65109
4042 CAMBRIDGE CIR

WORTMAN - FORTNER L L C
PO BOX 217
EFFINGHAM, IL 62401
910 FAIRGROUNDS RD *(Subject Property)*

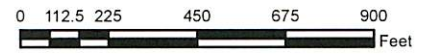
STOREY, EDWARD P & JOANNE
2916 FOXDALE DR
JEFFERSON CITY, MO 65109
925 S COUNTRY CLUB DR

JEFFERSON BANK OF MISSOURI
700 SOUTHWEST BLVD
JEFFERSON CITY, MO 65109
908 FAIRGROUNDS RD

LARJES Q CORPORATION
5607 HWY 50 W
JEFFERSON CITY, MO 65109
FAIRGROUNDS RD

CHERRY HILL DENTAL ASSOCIATES L L C
2012 CHERRY HILL DR, STE 101
COLUMBIA, MO 65203
923 S COUNTRY CLUB DR

Case No. P16008
910 Fairgrounds Rd
Preliminary PUD Plan



185 ft. Notification Buffer

